NE DIV: LOTS 5 & 6 DEPOT ADDITIO
ORB 484-547, 717-601, TD 1242-23

LEGGETT EVELYN
177 NE MONTONA ST
LAKE CITY, FL 32554

2026

00-00-00-10978-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

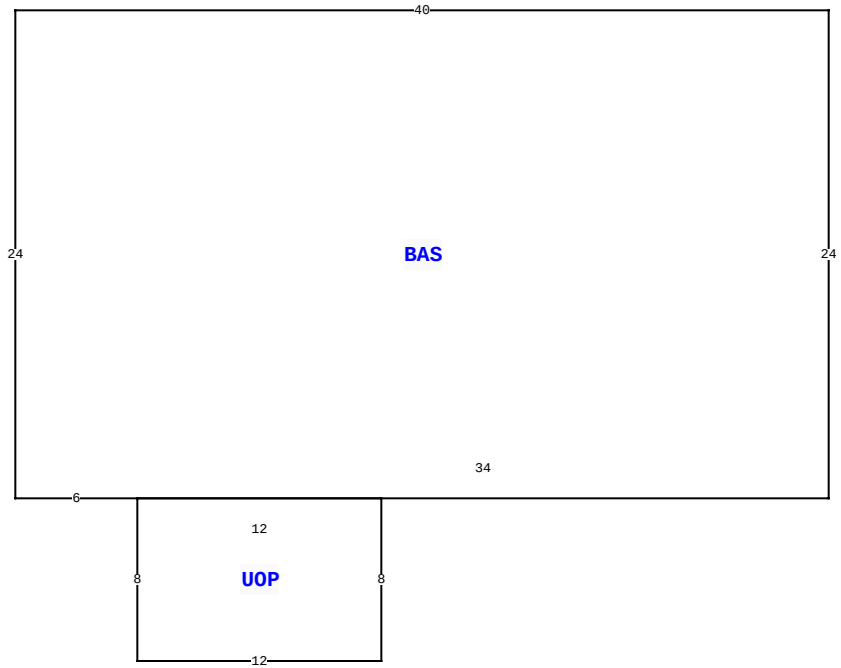
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	810317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	20,027
UOP	96	25		24	501
TOTALS	1,056			984	20,528

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	984	115.9000	69.54	68,427	1993	1993	10	0	0	60.00	30.00

1 MOBILE HME 100% - 2013 Heated Area: 960 HX Base Yr 2013



177 NE MONTANA ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		20,528
TOTAL MARKET OB/XF VALUE		7,200
TOTAL LAND VALUE - MARKET		2,678
TOTAL MARKET VALUE		30,406
SOH/AGL Deduction		14,861
ASSESSED VALUE		15,545
TOTAL EXEMPTION VALUE	HX HB	15,545
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		30,406
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		30,406

XFOB:1:1: 1993 GENE MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1244/0059	11/02/2012	QC	U	I	11	12,000
GRANTOR: FRANK JAMES LAST 111						
GRANTEE: EVELYN LEGGETT						
1242/2393	10/08/2012	TD	U	I	11	9,800
GRANTOR: CLERK OF COURT						
GRANTEE: FRANK JAMES LAST II						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S24 E6 UOP= S8 E12 N8 W12$ E34 N24$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	100	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,200

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	100		*RSF	-351.00	105.00	5,355.00	SF		1.00	1.00	1.00	0.50	0.50	2,678							

REVIEW DATE 10/28/2015 BY DF Total Acres: 0.12 Total Land Value: 2,678 Market: 0 Agricultural: 0 Common: 2,678 PRINTED 11/11/2025 BY SYS