NW DIV: LOT 6 BLOCK I.

ORB 572-363, DC 878-1130, LIFE E

MONTGOMERY MACY
950 NW FLORIDA AVE
LAKE CITY, FL 32055

2026

00-00-00-11538-000

BUILDING CHARACTERISTICS

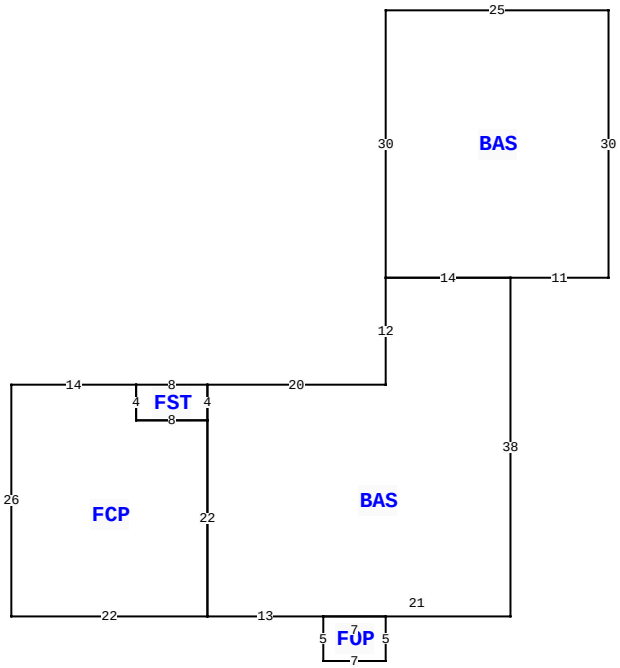
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	32	HARDIE BRD 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	820317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	750	100		750	45,577
BAS	1,052	100		1,052	63,929
FCP	540	25		135	8,204
FOP	35	30		10	608
FST	32	55		18	1,094
TOTALS	2,409			1,965	119,412

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,965	98.6490	110.49	217,113	1974	1974	10	0	0	35.00	55.00

1 SINGLE FAM 100% - 2003 Heated Area: 1802 HX Base Yr 2003



950 NW FLORIDA AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		119,412
TOTAL MARKET OB/XF VALUE		3,500
TOTAL LAND VALUE - MARKET		5,550
TOTAL MARKET VALUE		128,462
SOH/AGL Deduction		44,055
ASSESSED VALUE		84,407
TOTAL EXEMPTION VALUE	HX HB DX	55,722
BASE TAXABLE VALUE		28,685
TOTAL JUST VALUE		128,462
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		128,462

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2029	ADDN SFR	207	02/15/2011
736	ADDN SFR	26	06/06/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 S12 W20 FST= W8 S4 E8 N4$ S4 FCP= W8 N4 W14 S26 E22 N22$ S22 E13 FOP= S5 E7 N5 W7$ E21 N38$ BAS= E11 N30 W25 S30 E14$.

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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	700	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	700	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	800	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	400	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	
6	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	
7	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 3,500

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	0100	C	SFR	100			0.00	0.00	11,100.00	SF		1.00	1.00	1.00	0.50	0.50	5,550							

REVIEW DATE 11/10/2015 BY DF Total Acres: 0.25 Total Land Value: 5,550 Market: 0 Agricultural: 0 Common: 5,550 PRINTED 11/18/2025 BY SYS