E DIV: SE1/4 OF BLOCK 274 & BEG
BLOCK 275, RUN E 95.18 FT, N 103
97.73 FT, S 103.20 FT TO POB.

GUY MARLENE K
295 NW COMMONS LP, SUITE 115-257
LAKE CITY, FL 32055

2026

00-00-00-13302-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

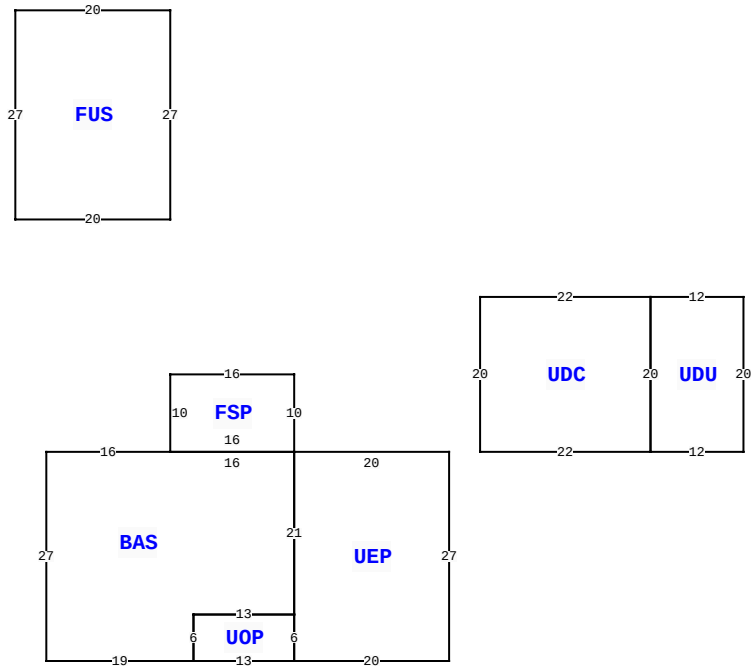
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	860317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	786	100		786	60,904
FSP	160	40		64	4,959
FUS	540	100		540	41,842
UDC	440	25		110	8,523
UDU	240	55		132	10,228
UEP	540	60		324	25,106
UOP	78	20		16	1,240
TOTALS	2,784			1,972	152,803

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,972	106.4332	119.21	235,082	1952	1952	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2019 Heated Area: 1326 HX Base Yr 2019



499 SE MONROE ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		152,803
TOTAL MARKET OB/XF VALUE		1,750
TOTAL LAND VALUE - MARKET		15,044
TOTAL MARKET VALUE		169,597
SOH/AGL Deduction		56,497
ASSESSED VALUE		113,100
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		62,378
TOTAL JUST VALUE		169,597
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		169,597

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1168/2166	3/05/2009	WD	Q	I	01	85,000

GRANTOR: ALEENE M HAVIRD
GRANTEE: MARLENE K GUY

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 S27 E19 UOP= E13 N6 W13 S6$ N6 E13 UEP= S6 E20 N27 W20 S21$ N21 FSP= N10 W16 S10 E16$ W16$ PTR=N30 FUS= N27 W20 S27 E20$ S30$ PTR= E40 UDC= E22 UDU= E12N20 W12 S20$ N20 W22 S20$ W40$.

EXTRA FEATURES

L N	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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2011	2011	3	100	1,200	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 1,750

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		*RSF-	205.00	103.00	21,115.00	SF		1.00	1.00	0.75	0.95	0.71	15,044							

REVIEW DATE 10/17/2016 BY DF Total Acres: 0.48 Total Land Value: 15,044 Market: 0 Agricultural: 0 Common: 15,044 PRINTED 11/10/2025 BY SYS