

S DIV: COMM SW COR OF SE1/4 OF S
DEG E 766.59 FT FOR POB, CONT N
FT TO A PT IN LAKE, S 48 DEG W 5

CARPENTER BARBARA ANN
724 SW LAKE MONTGOMERY AVE
LAKE CITY, FL 32055

2026

00-00-00-13987-003



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	870317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,852	100		1,852	172,204
FGR	529	55		291	27,058
FOP	84	30		25	2,324
FOP	280	30		84	7,810
FSP	350	40		140	13,018
FST	184	55		101	9,391
FUS	1,015	100		1,015	94,377
UBM	490	20		98	9,112
UOP	136	20		27	2,510

TOTALS	4,920			3,633	337,806
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00
2	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00
3	0083	DOCK-LAKE	0	100	4	50	200.00	UT	11.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0133	C	SFR LAKE	100		*RSF-2	0.00	0.00	135.00
2	0133	C	SFR LAKE	100		RSF-2	0.00	0.00	60.00
3	0000	C	VAC RES	100		*RSF-2	0.00	0.00	3.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	3,633	127.7199	143.05	519,701	1985	1985	0	0	0	35.00	65.00	
2 SINGLE FAM 100% - 0 Heated Area: 2867 HX Base Yr													
724 SW LAKE MONTGOMERY AVE, LAKE CITY													
BLD DATE: 04/20/2023 MLU													

TOTAL OB/XF													
5,120													

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		337,806	
TOTAL MARKET OB/XF VALUE		5,120	
TOTAL LAND VALUE - MARKET		127,294	
TOTAL MARKET VALUE		470,220	
SOH/AGL Deduction		266,227	
ASSESSED VALUE		203,993	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		153,271	
TOTAL JUST VALUE		470,220	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		470,220	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
1537/1711	4/08/2025	LE	U	I	14	100	
GRANTOR: CARPENTER BARBARA C							
GRANTEE: CARPENTER BARBARA C							
1235/0757	5/18/2012	WD	U	I	12	30,000	
GRANTOR: CAMPUS USA CREDIT UNI							
GRANTEE: DENNIS & BARBARA C							

BUILDING NOTES									

BUILDING DIMENSIONS									
FOP= N8 W35 S8 E35\$ BAS= W35W17 FGR= N2 W23 S23 E23 N21\$ S21 FST= W23 S8 E23 N8\$ S6 UOP= S8 E17 N8 W17\$ E17 S2 FSP= S10 E35 N10 W35\$ E35 FOP= S6 E14 N6 W14\$ E14 N27 W14 N2\$ PTR= N30 UBM= N14 W35 S14 E35\$ S30\$ PTR=N30 E50 FUS= N29 W35 S29 E35\$ S30 W50\$.									