S DIV: SW 78 FT LOT 6 & LOT 7 RE
LAKE VILLAS S/D & BEG AT NE COR
SE1/4 & BLK 313 OF SEC 31-3S-17,

JONES LINDA F
449 SW MONTGOMERY DR
LAKE CITY, FL 32025

2026

00-00-00-14000-000

COLUMBIA COUNTY PROPERTY

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	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
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		4 100
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	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	32317.140	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,075	100		3,075	277,527
FOP	137	30		41	3,700
UGR	1,080	45		486	43,863
UOP	560	20		112	10,108
UST	285	45		128	11,552
TOTALS	5,137			3,842	346,750

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,842	123.9700	138.85	533,462	1951	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2005 Heated Area: 3075 HX Base Yr 2005
Unexpected EOF () at line 1:4 inside area NULL. Expecting COLON or EQUAL.

449 SW MONTGOMERY DR, 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		346,750
TOTAL MARKET OB/XF VALUE		15,750
TOTAL LAND VALUE - MARKET		45,500
TOTAL MARKET VALUE		408,000
SOH/AGL Deduction		94,253
ASSESSED VALUE		313,747
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		263,025
TOTAL JUST VALUE		408,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		413,335

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047533	Remodel	15,970	06/23/2023
000046901	Roof Replacement	6,100	04/05/2023
1362	ADDN SFR	50	08/04/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1021/2700	7/21/2004	WD	Q	I		240,000
GRANTOR: MARY DARLENE ADAMS						
GRANTEE: PARK T & LINDA JONE						
0833/1619	12/31/1996	WD	Q	I		157,714
GRANTOR: CAROL ANN NACH & CHAR						
GRANTEE: MARY D ADAMS						

BUILDING NOTES

BUILDING DIMENSIONS

NULL

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,500	
2	0170	FPLC 2STRY	0	100	0	0	1.00	UT	2,750.00	2,750.00	100	0	0	3	100	2,750	
3	0300	TENNIS CRT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	6,500	
4	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,500	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 15,750

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	0133	C	SFR LAKE	100		00	0.00	0.00	140.00	FF		1.00	1.00	1.00	325.00	325.00	45,500							

REVIEW DATE 06/30/2023 BY HC Total Acres: 0.00 Total Land Value: 45,500 Market: 0 Agricultural: 0 Common: 45,500 PRINTED 11/17/2025 BY SYS