S DIV: LOT 17 & 70 FT OFF NW SID
OF BLK 2 LAKE VILLAS S/D.

SMITH VICTOR LAMAR/SMITH JESSICA LYNN
346 SW MONTGOMERY DR
LAKE CITY, FL 32025

2026

00-00-00-14010-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall		N/A 100
Interior Floo	14	CARPET 80
Interior Floo	13	LAM/VNLPLK 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100
Quality	05	05

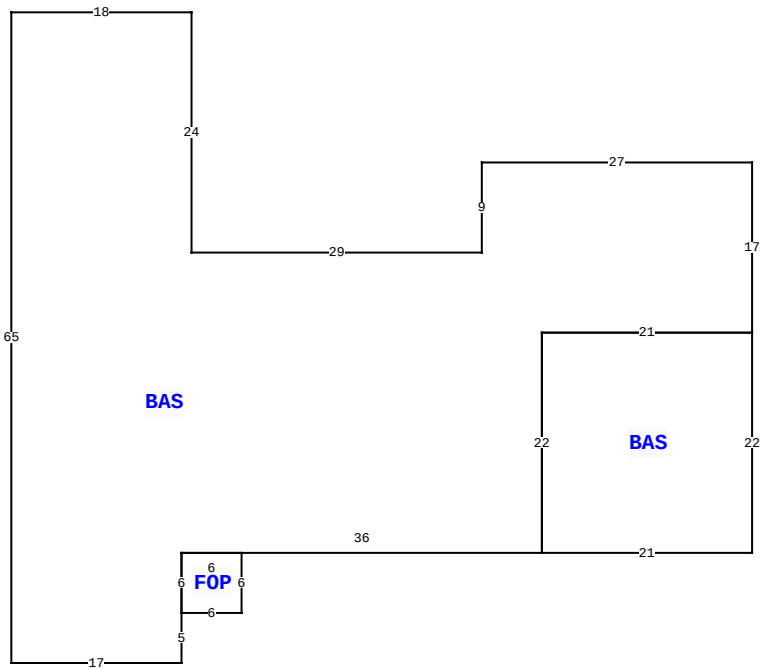
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	32317.140	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	462	100		462	31,240
BAS	2,620	100		2,620	177,163
FOP	36	30		11	744
TOTALS	3,118			3,093	209,147

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,093	92.8872	104.03	321,765	1957	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2020 Heated Area: 3082 HX Base Yr 2020



346 SW MONTGOMERY DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		209,147
TOTAL MARKET OB/XF VALUE		45,569
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		273,216
SOH/AGL Deduction		59,225
ASSESSED VALUE		213,991
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		163,269
TOTAL JUST VALUE		273,216
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		277,307

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2020-00535	POOL		11/13/2020
783	MAINT/ALTR	0	08/25/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1398/2393	11/12/2019	WD	Q	I	01	175,000

GRANTOR: ROBERT A JR & ROBLEY

GRANTEE: VICTOR LAMAR & JESS

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 S9 W29 N24 W18 S65 E17 N5 FOP= E6 N6 W6 S6$ N6 E36
BAS= E21 N22 W21 S22$ N22E21 N17$.

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	1,000	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0296	SHED METAL	0	100	10	12	120.00	UT	5.00	5.00	25	1993	1993	3	25	150	
4	0280	POOL R/CON	0	100	36	18	576.00	UT	70.00	70.00	100	2022	2021		93	37,498	
5	0280	POOL R/CON	0	100	8	6	48.00	UT	70.00	70.00	100	2022	2021		93	3,125	
6	0166	CONC,PAVMT	0	100	0	0	1,298.00	UT	2.00	2.00	100	2022	2021		100	2,596	

LAND DESCRIPTION

TOTAL OB/XF 45,569

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 05/21/2021 BY TW Total Acres: 0.53 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/18/2025 BY SYS