S DIV: LOT 3 & W1/2 LOT 2 & N1/2
FT OF N1/2 LOT 4 BLOCK 3 LAKE VI

DOMINGUEZ RUBENN/DOMINGUEZ ALICIA
318 SW MONTGOMERY DR
LAKE CITY, FL 32025

2026

00-00-00-14012-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

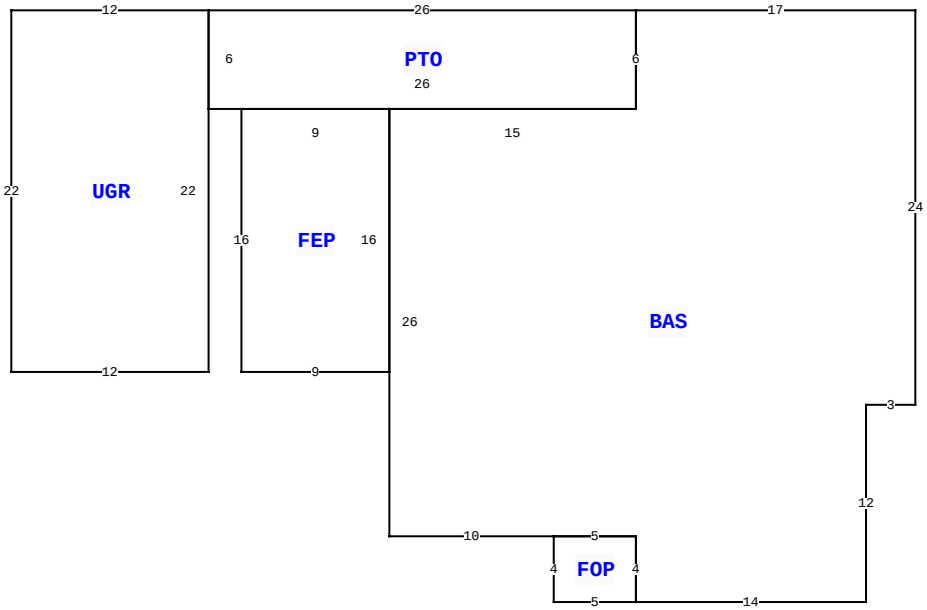
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	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 06
NEIGHBORHOOD/LOC	32317.140	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	966	100		966	86,098
FEP	144	80		115	10,250
FOP	20	30		6	535
PTO	156	5		8	713
UGR	264	45		119	10,606
TOTALS	1,550			1,214	108,202

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,214	122.4300	137.12	166,464	1945	1945	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2023 Heated Area: 966 HX Base Yr



318 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	108,202
TOTAL MARKET OB/XF VALUE	3,500
TOTAL LAND VALUE - MARKET	20,350
TOTAL MARKET VALUE	132,052
SOH/AGL Deduction	0
ASSESSED VALUE	132,052
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	132,052
TOTAL JUST VALUE	132,052
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	132,052

SALE:2:1: PART OF LOT 3 & 4 BLK 3 LAKE VILLAS

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1465/1636	4/28/2022	WD	U	I	11	100
GRANTOR: TAYLOR BRIAN D						
GRANTEE: DOMINGUEZ RUBENN						
0820/1918	4/16/1996	WD	Q	I		40,000
GRANTOR: RUTH A MILLER						
GRANTEE: BRIAN D & RENAY D T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 PTO= W26 UGR= W12 S22 E12 N22$ S6 E26 N6$ S6 W15FEP= W9 S16 E9 N16$ S26 E10 FOP= S4 E5 N4 W5$ E5 S4 E14 N12 E3 N24$.

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0130	CLFENCE 5	0	0	0	0	200.00	UT	5.50	5.50	100	1993	1993	3	100	1,100	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	

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	0		RSF-	2145.00	122.00	1.00	LT		1.00	1.00	1.10	18,500.00	20,350.00	20,350							

REVIEW DATE 10/24/2016 BY DF Total Acres: 0.41 Total Land Value: 20,350 Market: 0 Agricultural: 0 Common: 20,350 PRINTED 11/18/2025 BY SYS