

LOT 7 BLOCK 9 LAKE FOREST S/D UN
ORB 630-210, 798-381, 937-2079,

SUND JACQUELINE/SUND GREGORY
1054 SW LAKE MONTGOMERY AVE
LAKE CITY, FL 32025

2026

06-4S-17-07931-007



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 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		05 05			
DOR CODE		0100 SINGLE FAMILY			
MAP NUM		MKT AREA			06
NEIGHBORHOOD/LOC		6417.0100 1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,982	100		1,982	164,349
FST	144	55		79	6,551
UBM	1,742	20		348	28,856
UOP	280	20		56	4,644
UOP	660	20		132	10,945
UOP	670	20		134	11,111
	5,478			2,731	226,456

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00
3	0080	DECKING	0	100	0	0	1.00	UT	0.00
4	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00
5	0166	CONC, PAVMT	0	100	0	0	760.00	UT	1.50
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		*RSF	217.00	125.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,731	113.9040	127.57	348,394	1987	1987	0	0	0	35.00	65.00	
1 SINGLE FAM 100% - 2018 Heated Area: 1982 HX Base Yr 2018													
1054 SW LAKE MONTGOMERY AVE, LAKE CITY													
BLD DATE XF DATE LGL DATE LAND DATE AG DATE													
04/21/2023 MLU													

TOTAL OB/XF													
18,576													

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1		1	
VALUATION SUMMARY													
VALUATION BY										STANDARD			
Tax Group: 1					Tax Dist:								
BUILDING MARKET VALUE										226,456			
TOTAL MARKET OB/XF VALUE										18,576			
TOTAL LAND VALUE - MARKET										18,500			
TOTAL MARKET VALUE										263,532			
SOH/AGL Deduction										85,837			
ASSESSED VALUE										177,695			
TOTAL EXEMPTION VALUE										HX HB		50,722	
BASE TAXABLE VALUE										126,973			
TOTAL JUST VALUE										263,532			
NCON VALUE										0			
INCOME VALUE													
PREVIOUS YEAR MKT VALUE										263,532			
SALE:1:1: LOT 7 BLK 9 LAKE FOREST UNIT 4													