

LOTS 1 & 2 BLOCK 9 LAKE FOREST S
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AQUINO JEFFREY ALEMAR/VARGAS MIGDALIA RODRIGUEZ
1152 SW LAKE MONTGOMERY AVE
LAKE CITY, FL 32025

2026

06-4S-17-07932-000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																					
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																										
Exterior Wall	10	ABOVE AVG. 100	0100	01	2,600	116.2770	130.23	338,598	1965	1965	0	0	0	35.00	65.00	VALUATION SUMMARY																									
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM 100% - 2022													Heated Area: 2182													HX Base Yr 2022												
Roof Cover	03	COMP SHNGL 100																																							
Interior Wall	05	DRYWALL 100																																							
Interior Floor	12	HARDWOOD 50																																							
Interior Floor	14	CARPET 50																																							
Air Condition	03	CENTRAL 100																																							
Heating Type	04	AIR DUCTED 100																																							
Bedrooms		3 100																																							
Bathrooms		2.5 100																																							
Frame	01	NONE 100																																							
Stories	1.5	1.5 100																																							
Architectural Units	05	CONV 100																																							
Condition Adj	03	03 100																																							
Kitchen Adjus	01	01 100																																							
Quality	05	05																																							
DOR CODE	0100 SINGLE FAMILY																																								
MAP NUM	6417.0100 1.00/																																								
NEIGHBORHOOD/LOC	6417.0100 1.00/																																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																				
BAS	1,282	100		1,282	108,521																																				
FEP	230	80		184	15,575																																				
FGR	400	55		220	18,623																																				
FOP	48	30		14	1,185																																				
FUS	900	100		900	76,185																																				
TOTALS	2,860			2,600	220,089																																				
EXTRA FEATURES																																									
L N	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	230																									
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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200																									
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	400																									
LAND DESCRIPTION																																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	290.00	125.00	1.00	LT		1.00	1.00	0.90	18,500.00	16,650.00	16,650																								
2	0000	C	VAC RES	100		*RSF	216.00	133.00	1.00	LT		1.00	1.00	0.90	18,500.00	16,650.00	16,650																								
REVIEW DATE 09/15/2016 BY DF Total Acres: 0.61 Total Land Value: 33,300 Market: 0 Agricultural: 0 Common: 33,300 PRINTED 11/18/2025 BY SYS																																									