

LOT 3 BLOCK 9 LAKE FOREST S/D UN
577-325, 696-820, 700-709, 758-1

ROWE PAUL ALLEN JR/ROWE JOEY MARIE
1130 SW LAKE MONTGOMERY AVE
LAKE CITY, FL 32025

2026

06-4S-17-07933-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	2.	2. 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/	

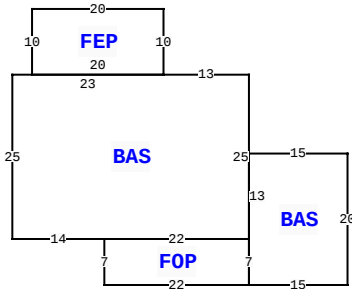
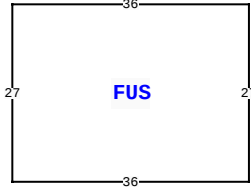
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	300	100		300	28,583
BAS	900	100		900	85,749
FEP	200	80		160	15,244
FOP	154	30		46	4,383
FUS	972	100		972	92,609
TOTALS	2,526			2,378	226,569

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	1981	1981	3	100	180	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	1981	1981	3	100	60	
3	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1993	1993	3	40	14,336	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
5	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	400	

LAND DESCRIPTION			TOTAL OB/XF 15,976														
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
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 09/15/2016 BY DF

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,378	130.8730	146.58	348,567	1965	1965	0	0	0	35.00	65.00
1 SINGLE FAM			100% - 2022	Heated Area: 2172				HX Base Yr 2022				



1130 SW LAKE MONTGOMERY AVE, LAKE CITY

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/21/2023 MLU

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1	1
VALUATION SUMMARY										STANDARD	
VALUATION BY										STANDARD	
Tax Group: 1										Tax Dist:	
BUILDING MARKET VALUE										226,569	
TOTAL MARKET OB/XF VALUE										15,976	
TOTAL LAND VALUE - MARKET										18,500	
TOTAL MARKET VALUE										261,045	
SOH/AGL Deduction										36,280	
ASSESSED VALUE										224,765	
TOTAL EXEMPTION VALUE										50,722	
BASE TAXABLE VALUE										174,043	
TOTAL JUST VALUE										261,045	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										261,045	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045183	Solar Power Syste	58,599	08/16/2022
107	MAINT/ALTR	50	03/27/2014
057	ADDN SFR	4,430	10/07/1992

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1433/2569	3/31/2021	WD	Q	I	01	210,000	
GRANTOR: DAVIS RUSSELL A							
GRANTEE: ROWE PAUL ALLEN JR							
1181/2324	9/11/2009	WD	U	I	12	74,900	
GRANTOR: AURORA LOAN SERVICES							
GRANTEE: RUSSELL A DAVIS							

BUILDING NOTES							
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BUILDING DIMENSIONS							
BAS= W13 FEP= N10 W20 S10 E20\$ W23 S25 E14 FOP= S7 E22 N7 W22\$ E22 BAS= S7 E15 N20 W15 S13\$ N25\$ PTR=N40 FUS= N27 W36 S27 E36\$ S40\$.							

Total Acres: 0.24 Total Land Value: 18,500

Market: 0

Agricultural: 0

Common: 18,500

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