LOT 9 BLOCK 9 LAKE FOREST S/D
UNIT 4 PLAT 1.
DC ORB 749-1330, 855-531,

LOADHOLTES JUANITA B
1012 SW LAKE MONTGOMERY AVE
LAKE CITY, FL 32025-5759

2026

06-4S-17-07936-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

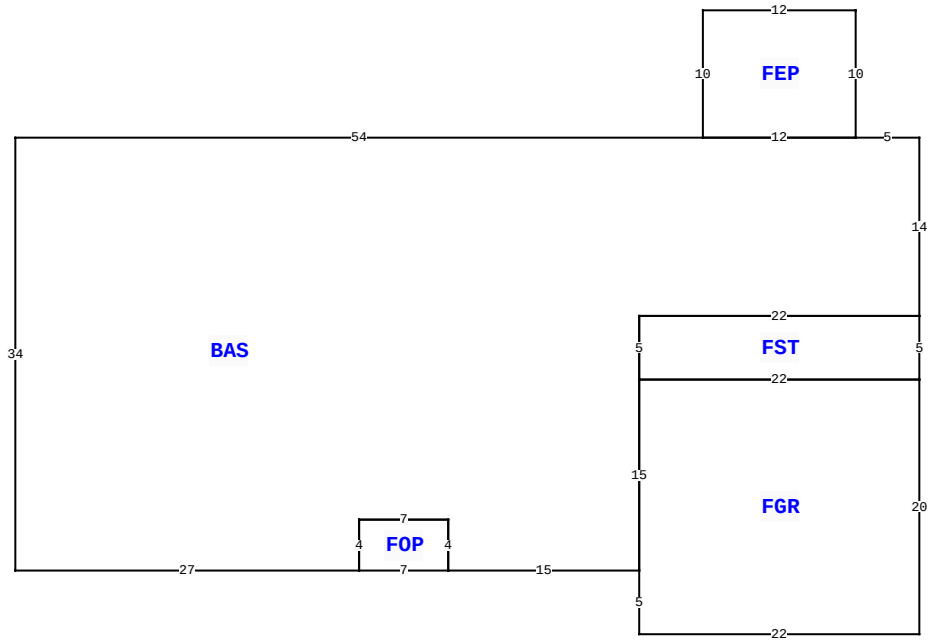
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	06	06
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	1,946	100		1,946	172,886
FEP	120	80		96	8,529
FGR	440	55		242	21,500
FOP	28	30		8	710
FST	110	55		60	5,331
TOTALS	2,644			2,352	208,956

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,352	122.0373	136.68	321,471	1966	1966	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2016 Heated Area: 1946 HX Base Yr 2016



1012 SW LAKE MONTGOMERY AVE, 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		208,956
TOTAL MARKET OB/XF VALUE		900
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		228,356
SOH/AGL Deduction		101,196
ASSESSED VALUE		127,160
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		71,438
TOTAL JUST VALUE		228,356
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		228,356

LAND:1:1: 114.06 X 125 + 2,279 SF.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045022	Roof Replacement	15,730	07/22/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1290/2236	3/10/2015	WD	Q	I	01	134,000
GRANTOR: SHIRLEY BELLOWS						
GRANTEE: JUANITA B LOADHOLTE						
0855/0531	3/13/1998	WD	Q	I		82,000
GRANTOR: HERBERT E PHILLIPS						
GRANTEE: SHIRLEY BELLOWS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W54 S34 E27 FOP= E7 N4 W7 S4$ N4 E7 S4 E15 FGR= S5 E22 N20 W22 S15$ N15 FST= E22N5 W22 S5$ N5 E22 N14 W5 FEP= N10 W12 S10 E12$ W12$.

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	300	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 900

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	132.00	128.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 08/23/2022 BY JS Total Acres: 0.39 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/19/2025 BY SYS