LOT 1 BLOCK 10 LAKE FOREST S/D
UNIT 4 PLAT 1.
TR DEED ORB 757-2172, TR DEED

LOADHOLTES BRANDON
982 SW LAKE MONTGOMERY AVE
LAKE CITY, FL 32025-5735

2026

06-4S-17-07937-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

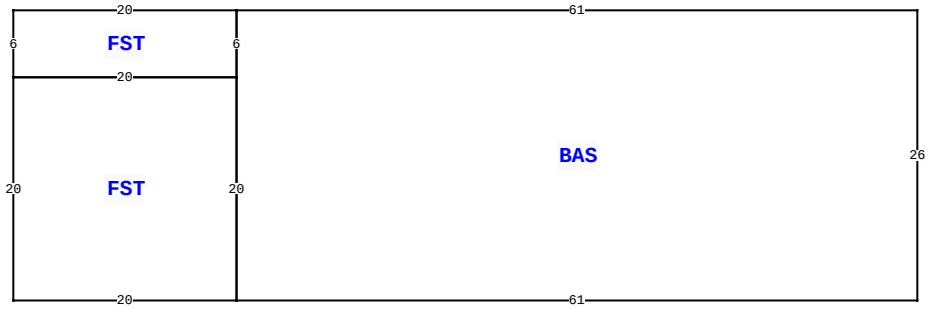
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	1,586	100		1,586	138,533
FST	120	55		66	5,765
FST	400	55		220	19,217
TOTALS	2,106			1,872	163,513

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,872	119.9793	134.38	251,559	1966	1966	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2019 Heated Area: 1586 HX Base Yr 2019



982 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		163,513
TOTAL MARKET OB/XF VALUE		1,010
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		183,023
SOH/AGL Deduction		57,064
ASSESSED VALUE		125,959
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		75,237
TOTAL JUST VALUE		183,023
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		183,023

LAND:1:1: 100 X 115.82 + 5,236 SF. (130 EFF. FF)

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1362/1045	6/08/2018	WD	Q	I	01	124,800
GRANTOR: PAULA BRAISTED,CYNTHI						
GRANTEE: BRANDON LOADHOLTES						
1186/1563	12/29/2009	TR	U	I	11	100
GRANTOR: PAULA BRAISTED SUCCES						
GRANTEE: PAULA BRAISTED,CYNT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W61 FST= W20 S6 E20 N6$S6 FST= W20 S20 E20 N20$ S20 E61 N26$.

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	170	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	40	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0296	SHED METAL	0	100	8	10	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
5	0080	DECKING	0	100	12	20	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 1,010

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	243.00	137.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 09/15/2016 BY DF Total Acres: 0.45 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/19/2025 BY SYS