

LOT 2 BLOCK 10 LAKE FOREST S/D U
402-90, 585-344, 586-461, 767-16

BRITT ANTHONY M/WILSON-BRITT JACQUELINE B
958 SW LAKE MONTGOMERY AVE
LAKE CITY, FL 32025

2026

06-4S-17-07938-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 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		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		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	1,040	100		1,040	87,447
FGR	430	55		236	19,844
FUS	1,040	100		1,040	87,447
UOP	100	20		20	1,682
UST	90	45		40	3,363
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TOTALS	2,790			2,416	203,147
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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	0296	SHED METAL	0	100	10	10	1.00	UT	0.00
3	0261	PRCH, UOP	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	249.00	112.00	1.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,416	115.4979	129.36	312,534	1967	1967	0	0	0	35.00	65.00
1 SINGLE FAM 100% - 2009 Heated Area: 2080 HX Base Yr 2009												
958 SW LAKE MONTGOMERY AVE, LAKE CITY												
BLD DATE: 04/21/2023 MLU												

TOTAL OB/XF												
1,250												

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1,250												

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		203,147	
TOTAL MARKET OB/XF VALUE		1,250	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		222,897	
SOH/AGL Deduction		92,623	
ASSESSED VALUE		130,274	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		79,552	
TOTAL JUST VALUE		222,897	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		222,897	

SALE:1:1: LOT 2, BLK 10, LAKE FOREST S/D			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1060/2032	9/28/2005	WD	Q	I		164,500	
GRANTOR: RAULERSON							
GRANTEE: BRITT & WILSON-BRIT							
1001/1503	12/03/2003	WD	Q	I		102,500	
GRANTOR: ELLIS'S							
GRANTEE: RAULERSON							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W9 UOP= N10 W10 S10 E10\$ W31 FGR= W5 UST= W15 S6 E15 N6\$ S6 W15 S20 E20 N26\$S26 E40 N26\$ PTR= N20 FUS= N26 W40 S26E40\$S20\$ PTR=E40 UST= E15N6 W15 S6\$ W40\$.									