

LOT 4 BLOCK 10 LAKE FOREST S/D U
355-506, WD 1479-802

MORGAN DENNIS W/MORGAN JONNIE
898 SW LAKE MONTGOMERY AVE
LAKE CITY, FL 32055

2026

06-4S-17-07940-000

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100

Quality	05	05
DOR CODE	0100 SINGLE FAMILY	
MAP NUM	MKT AREA	06
NEIGHBORHOOD/LOC	6417.0100	1.00/

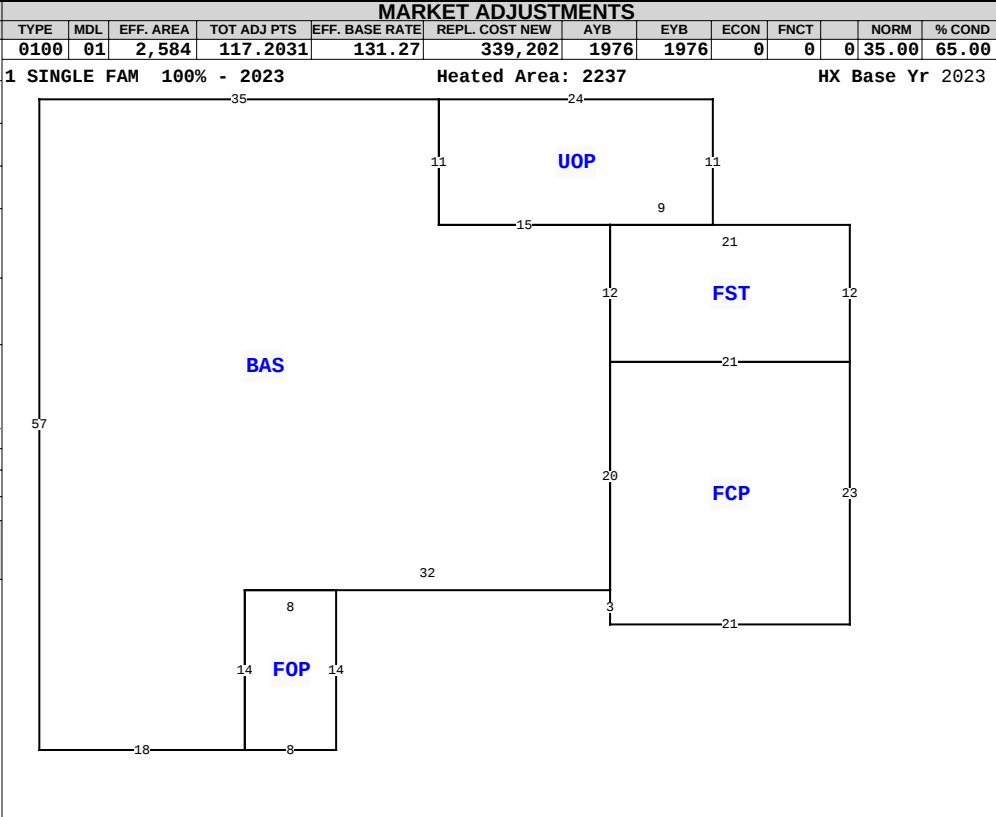
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,237	100		2,237	190,873
FCP	483	25		121	10,325
FOP	112	30		34	2,901
FST	252	55		139	11,861
UOP	264	20		53	4,522

TOTALS	3,348			2,584	220,481
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00
2	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00
3	0280	POOL R/CON	0 100	16	32	512.00	UT	70.00	70.00
4	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	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	294.00	136.00	1.00

REVIEW DATE 02/01/2023 BY CP



898 SW LAKE MONTGOMERY AVE, LAKE CITY	BLD DATE	LGL DATE	04/21/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	600	
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	0280	POOL R/CON	0 100	16	32	512.00	UT	70.00	70.00	100	1983	1983	3	40	14,336	
4	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,500	

TOTAL OB/XF										17,636						
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
1	0100	C	SFR	100		*RSF	294.00	136.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00

Total Acres: 0.56 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		220,481	
TOTAL MARKET OB/XF VALUE		17,636	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		256,617	
SOH/AGL Deduction		108,458	
ASSESSED VALUE		148,159	
TOTAL EXEMPTION VALUE		HX HB VX	55,722
BASE TAXABLE VALUE		92,437	
TOTAL JUST VALUE		256,617	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		256,617	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
323	MAINT/ALTR	50	08/29/2014

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1479/802	11/15/2022	WD	Q	I	01	330,000	
GRANTOR:HALE RICHARD S							
GRANTEE:MORGAN DENNIS W							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W15 N11 W35 S57 E18 FOP= E8 N14 W8 S14\$ N14 E32 FCP= S3 E21 N23 W21 S20\$ N20 FST= E21 N12 W21 S12\$ N12 UOP= E9 N11 W24 S11 E15 \$.									