

LOT 5 BLOCK 22 LAKE FOREST S/D U
455-482, WD 1020-2185, WD 1250-1

ASHCRAFT BENJAMIN CLAYTON
1234 SW LAKE MONTGOMERY AVE
LAKE CITY, FL 32025

2026

06-4S-17-07952-000



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	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100

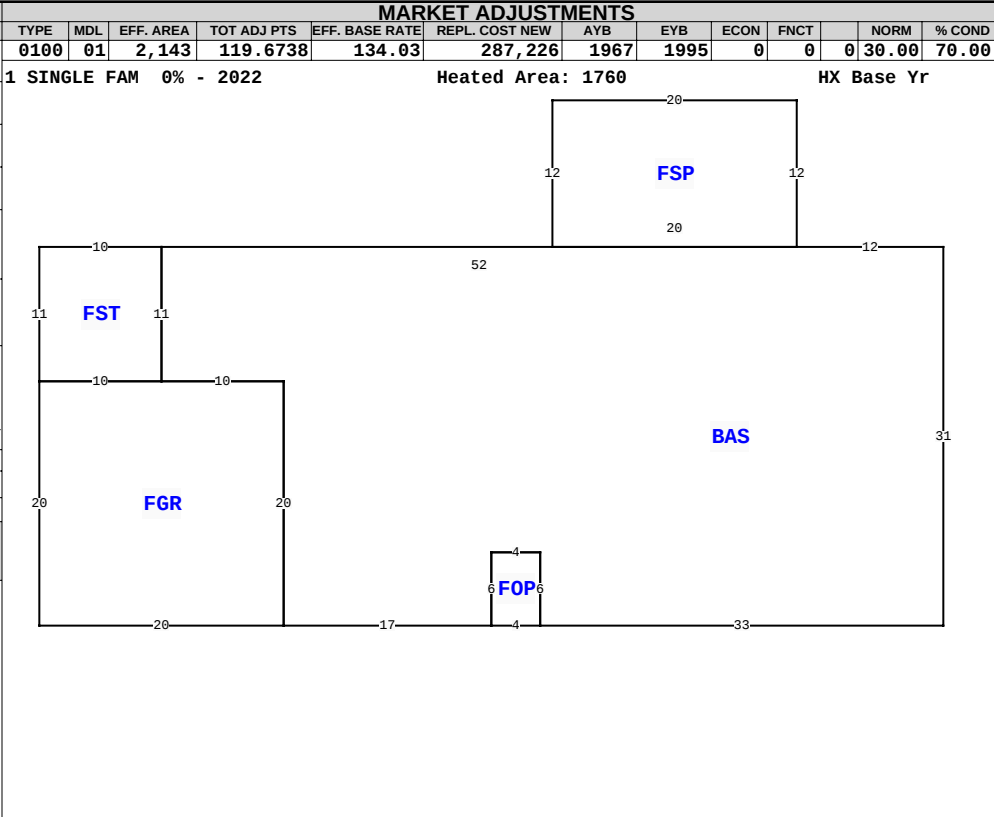
Quality	05	05
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		06
NEIGHBORHOOD/LOC	6417.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,760	100		1,760	165,125
FGR	400	55		220	20,641
FOP	24	30		7	657
FSP	240	40		96	9,007
FST	110	55		60	5,629

TOTALS	2,534			2,143	201,058
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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	0	0	0	1.00	UT	0.00
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	2,000.00
4	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00
5	0294	SHED WOOD/	0	0	10	14	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	0		*RSF	212.00	149.00	1.00



1234 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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	2,000.00	2,000.00	75	1993	1993	3	75	1,500	
4	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	
5	0294	SHED WOOD/	0	0	10	14	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	

TOTAL OB/XF													3,800		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE				
*RSF	212.00	149.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00					

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	1
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 1			Tax Dist:
BUILDING MARKET VALUE					201,058
TOTAL MARKET OB/XF VALUE					3,800
TOTAL LAND VALUE - MARKET					18,500
TOTAL MARKET VALUE					223,358
SOH/AGL Deduction					0
ASSESSED VALUE					223,358
TOTAL EXEMPTION VALUE					0
BASE TAXABLE VALUE					223,358
TOTAL JUST VALUE					223,358
NCON VALUE					0
INCOME VALUE					
PREVIOUS YEAR MKT VALUE					226,230

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00336			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1431/726	2/22/2021	WD	Q	I	01	220,000
GRANTOR: APEL HEATHER						
GRANTEE: ASHCRAFT BENJAMIN C						
1343/1539	8/19/2017	WD	Q	I	01	159,500
GRANTOR: LESLIE E BRIDGES (FKA						
GRANTEE: HEATHER APEL						

BUILDING NOTES																								
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BUILDING DIMENSIONS																								
BAS= W12 FSP= N12 W20 S12 E20\$ W52 FST= W10 S11 E10 N11\$ S11 FGR= W10 S20 E20 N20W10\$ E10 S20 E17 FOP= E4 N6 W4 S6\$ N6 E4 S6 E33 N31\$.																								