

LOTS 1 & 4 BLOCK 22 UNIT 4 LAKE
2.

CONNER MICHAEL S/CONNER TIFFANIE R
1198 SW LAKE MONTGOMERY AVE
LAKE CITY, FL 32025

2026

06-4S-17-07953-000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																	
Exterior Wall		10	ABOVE AVG. 90		0100	01	4,268	107.3310	120.21	513,056	1984	1984	0	0	0	35.00	65.00	VALUATION BY		STANDARD														
Exterior Wall		21	STONE 10		1 SINGLE FAM 100% - 2005										Heated Area: 3216					HX Base Yr 2005					Tax Group: 1		Tax Dist:							
Roof Structure		03	GABLE/HIP 100												BUILDING MARKET VALUE										333,486									
Roof Cover		03	COMP SHNGL 100												TOTAL MARKET OB/XF VALUE										4,150									
Interior Wall		05	DRYWALL 100												TOTAL LAND VALUE - MARKET										27,750									
Interior Floor		06	VINYL ASB 50												TOTAL MARKET VALUE										365,386									
Interior Floor		14	CARPET 50												SOH/AGL Deduction										135,916									
Air Condition		03	CENTRAL 100												ASSESSED VALUE										229,470									
Heating Type		04	AIR DUCTED 100		TOTAL EXEMPTION VALUE										HX		HB		50,722															
Bedrooms		3	100		BASE TAXABLE VALUE										178,748																			
Bathrooms		3	100		TOTAL JUST VALUE										365,386																			
Frame		01	NONE 100		NCON VALUE										0																			
Stories		1.5	1.5 100		INCOME VALUE																													
Architectual		05	CONV 100		PREVIOUS YEAR MKT VALUE										365,386																			
Units		0	100																															
Condition Adj		03	03 100																															
Kitchen Adjus		01	01 100																															
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	1,200	100		1,200	93,764																													
BAS	2,016	100		2,016	157,523																													
FGR	576	55		317	24,770																													
FST	288	55		158	12,345																													
UDU	200	55		110	8,595																													
UDU	300	55		165	12,893																													
UDU	550	55		302	23,597																													
TOTALS		5,130			4,268	333,486																												
EXTRA FEATURES					1198 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	1,250																		
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000																		
3	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800																		
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100																		
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