

LOT 23 MAY-FAIR S/D UNIT 2.
801-187, 929-1048, WD 994-698, W

MONJARAS OSCAR
259 SW COURTESY WAY
LAKE CITY, FL 32024-9267

2026

11-4S-16-02911-223



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
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	05	05
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	11416.030 1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	294	100		294	26,140
BAS	1,368	100		1,368	121,633
FOP	48	30		14	1,244
FOP	132	30		40	3,557
FSP	132	40		53	4,712
FSP	168	40		67	5,957
TOTALS	2,142			1,836	163,244

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0180	FPLC 1STRY	0 100	0	0	1.00	UT	2,000.00	2,000.00
2	0166	CONC, PAVMT	0 100	0	0	1,083.00	UT	2.00	2.00
3	0060	CARPORT F	0 100	20	23	460.00	UT	5.00	5.00
4	0294	SHED WOOD/	0 100	10	23	230.00	UT	7.50	7.50
5	0166	CONC, PAVMT	0 100	0	0	1.00	UT	1,000.00	1,000.00

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-1	0.00	0.00	1.00

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,836	117.6980	131.82	242,022	1994	1994	0	0	0 32.55	67.45

1 SINGLE FAM 100% - 2025Heated Area: 1662HX Base Yr 2025

Site map showing property layout with areas labeled FOP, FSP, FBP, and BAS. Dimensions are provided for various sections.

259 SW COURTESY WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025
INC DATE		AG DATE	MLU

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		163,244	
TOTAL MARKET OB/XF VALUE		9,191	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		207,435	
SOH/AGL Deduction		0	
ASSESSED VALUE		207,435	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		156,713	
TOTAL JUST VALUE		207,435	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		209,976	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8885	SFR	41,000	09/28/1994

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1521/1579	8/19/2024	WD	Q	I	01
					SALE PRICE 245,000
GRANTOR: GOMPERS TERI J					
GRANTEE: MONJARAS OSCAR					
0994/0698	9/08/2003	WD	Q	I	
					116,500
GRANTOR: LACKEMACHER					
GRANTEE: TERI J GOMPERS					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W21 FSP= N12 W14 S12 E14\$ W14 FSP= N12 W11 S12 E11\$ W11 FOP= N12 W11 S12 E11\$ W11 S24 BAS= S14 E21 N14W21\$ E21 FOP= S4 E12 N4 W12\$ E36 N24\$.									