SOUTH 2 AC OF PARCEL "P" ROLLING
UNREC: COMM NE COR, W 612.26 FT,
460 FT FOR POB, CONT W 348.48 FT

MONTGOMERY REBECCA R
1589 SE OCTOBER RD
LAKE CITY, FL 32025

2026

11-6S-17-09643-017

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

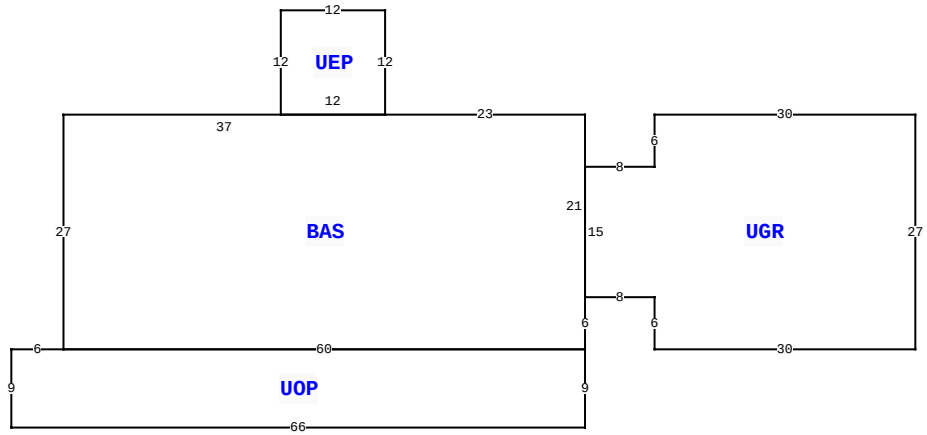
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	11617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	95,399
UEP	144	70		101	5,948
UGR	930	45		418	24,615
UOP	594	25		148	8,715
TOTALS	3,288			2,287	134,678

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,287	113.9000	107.07	244,869	2006	2006	0	0	0	45.00	55.00

1 MANUF 1 100% - 2007 Heated Area: 1620 HX Base Yr 2007



VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	134,678
TOTAL MARKET OB/XF VALUE	17,992
TOTAL LAND VALUE - MARKET	28,000
TOTAL MARKET VALUE	180,670
SOH/AGL Deduction	71,232
ASSESSED VALUE	109,438
TOTAL EXEMPTION VALUE	HX HB 50,722
BASE TAXABLE VALUE	58,716
TOTAL JUST VALUE	180,670
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	180,670

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044514	Roof Replacement	11,000	05/23/2022
24306	M H	275	03/27/2006
16336	M H	125	11/29/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1076/1424	2/17/2006	WD	U	I		39,000
GRANTOR: JAMES E WYNDHAM						
GRANTEE: REBECCA R MONTGOMER						
0973/2761	1/28/2003	WD	Q	I		18,900
GRANTOR: CHARLES DEAS						
GRANTEE: JAMES E WYNDHAM						

1589 SE OCTOBER RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	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	0294	SHED WOOD/	0	100	28	24	1.00	UT	0.00	0.00	100	1993	1993	3	100	8,064	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	12	16	192.00	UT	9.00	9.00	100	2013	2013	3	100	1,728	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 UEP= N12 W12 S12 E12$ W37 S27 UOP= W6 S9 E66 N9 W60$ E60 N6 UGR= E8 S6 E30 N27 W30 S6 W8 S15$ N21$.

LAND DESCRIPTION

TOTAL OB/XF 17,992

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	100		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	28,000							

REVIEW DATE 10/11/2017 BY BC Total Acres: 2.00 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/18/2025 BY SYS