COMM AT SE COR OF SEC, RUN W 314
FOR POB, CONT WEST 314.25 FT, N
EAST 314.80 FT, S 331.97 FT TO P

MONTIQUE ANTHONY
122 NW MONTIQUE CT
LAKE CITY, FL 32055

2026

12-3S-16-02091-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05

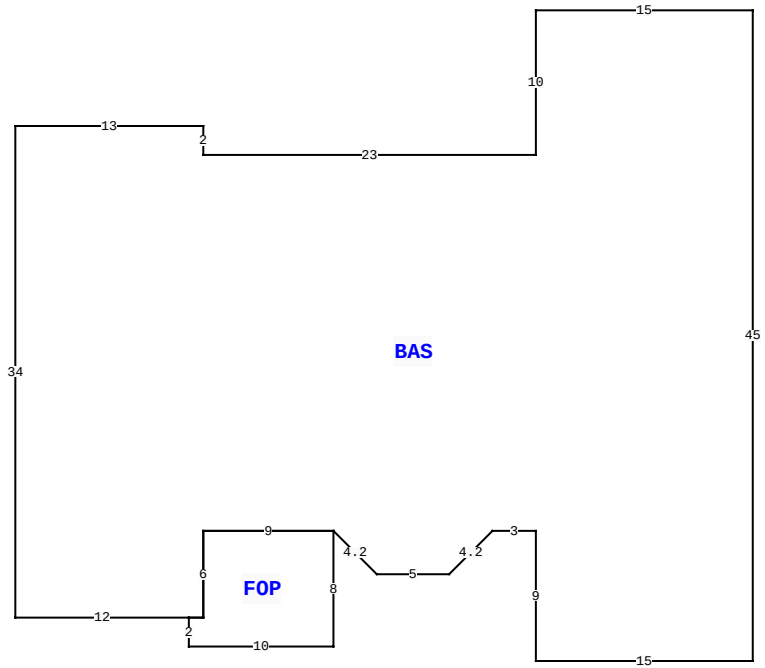
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 12316.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,739	100		1,739	193,599
FOP	74	30		22	2,449
TOTALS	1,813			1,761	196,048

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,761	119.7560	134.13	236,203	2008	2008	0	0	0	17.00	83.00

1 SINGLE FAM 100% - 2009 Heated Area: 1739 HX Base Yr 2009



122 NW MONTIQUE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		196,048
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		12,560
TOTAL MARKET VALUE		208,608
SOH/AGL Deduction		62,423
ASSESSED VALUE		146,185
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		95,463
TOTAL JUST VALUE		208,608
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		210,971

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26510	POOL	518	12/13/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1401/2236	12/20/2019	WD	U	I	11	0
GRANTOR: COLUMBIA COUNTY, FLOR						
GRANTEE: ANTHONY MONTIQUE						
1390/1912	7/15/2019	WD	U	I	18	2,000
GRANTOR: ANTHONY MONTIQUE						
GRANTEE: COLUMBIA COUNTY, FL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 S10 W23 N2 W13 S34 E12 FOP= S2 E10 N8 W9 S6 W1 $ E1 N6 E9 R3 D3 E5 U3 R3 E3 S9 E15 N45$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		A-1	0.00	0.00	1.57	AC		1.00	1.00	1.00	8,000.00	8,000.00	12,560							

REVIEW DATE 05/09/2023 BY JB Total Acres: 1.57 Total Land Value: 12,560 Market: 0 Agricultural: 0 Common: 12,560 PRINTED 11/05/2025 BY SYS