COMM AT SE COR OF SEC, RUN W 314
FT FOR POB CONT N 331.97 FT, W 3
331.97 FT, E 314.80 FT TO POB PA

MONTIQUE CAROL
176 NW MONTIQUE CT
LAKE CITY, FL 32055

2026

12-3S-16-02091-006

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	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05

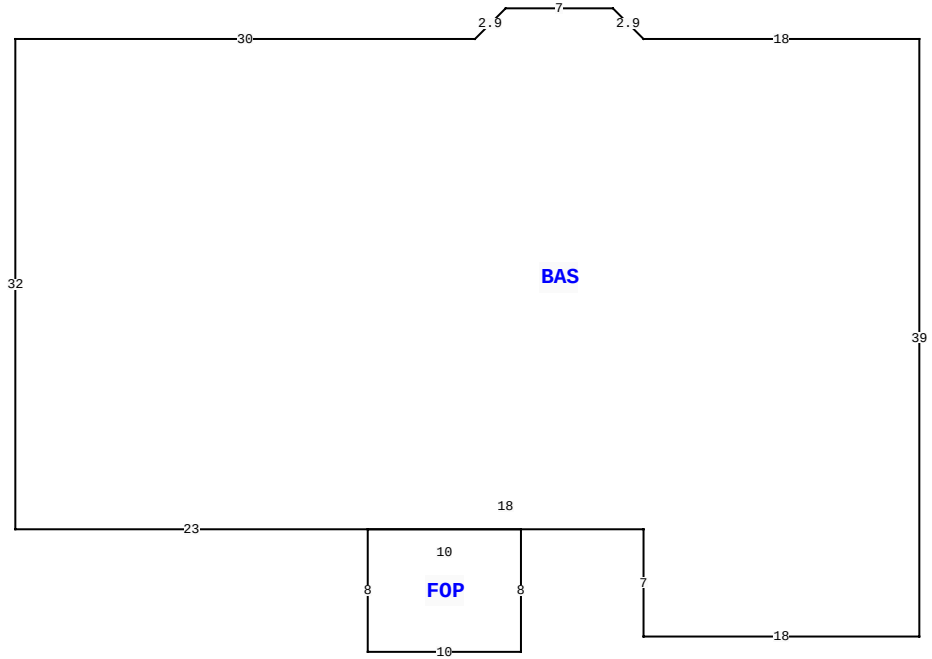
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 12316.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,032	100		2,032	223,907
FOP	80	30		24	2,644
TOTALS	2,112			2,056	226,553

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,056	118.5340	132.76	272,955	2008	2008	0	0	0	17.00	83.00

1 SINGLE FAM 100% - 2009 Heated Area: 2032 HX Base Yr 2009



176 NW MONTIQUE CT, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		226,553
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		19,200
TOTAL MARKET VALUE		245,753
SOH/AGL Deduction		82,503
ASSESSED VALUE		163,250
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		62,528
TOTAL JUST VALUE		245,753
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		248,482

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26691	SFR	605	01/30/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1122/1741	5/25/2007	WD	Q	V	06	100

GRANTOR: MONTIQUE & ETAL
GRANTEE: CAROL MONTIQUE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 L2 U2 W7 D2 L2 W30 S32 E23 FOP= S8 E10 N8 W10$ E18 S7 E18 N39$.

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	2.40	AC		1.00	1.00	1.00	8,000.00	8,000.00	19,200							

REVIEW DATE 05/09/2023 BY JB Total Acres: 2.40 Total Land Value: 19,200 Market: 0 Agricultural: 0 Common: 19,200 PRINTED 11/05/2025 BY SYS