

COMM NW COR OF SW1/4 OF NW1/4,
RUN N 99.17 FT, E 25 FT TO E
R/W OF COUNTY LINE RD FOR POB,

SANDLIN CYNTHIA G
233 SW MONTEGO AVE
LAKE CITY, FL 32024

2026

14-5S-15-00459-202



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		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architctual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0200MOBILE HOME	
MAP NUM		02
NEIGHBORHOOD/LOC	14515.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	25,037
TOTALS	924			924	25,037

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	0200	C	MBL HM	100		A-1	0.00	0.00	10.01	AC	

REVIEW DATE 07/14/2016 BY DF

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	924	112.9000	67.74	62,592	2003	2003	0	0	0 60.00	40.00
1 MOBILE HME 100% - 2004 Heated Area: 924 HX Base Yr 2004											
14 66 BAS 14											
233 SW MONTEGO AVE, LAKE CITY											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
04/07/2025 MLU											

TOTAL OB/XF											
8,600											

TOTAL OB/XF											
8,600											

Total Acres: 10.01 Total Land Value: 95,095 Market: 0 Agricultural: 0 Common: 95,095

COLUMBIA COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY STANDARD											
Tax Group: 3 Tax Dist:											
BUILDING MARKET VALUE 25,037											
TOTAL MARKET OB/XF VALUE 8,600											
TOTAL LAND VALUE - MARKET 95,095											
TOTAL MARKET VALUE 128,732											
SOH/AGL Deduction 49,966											
ASSESSED VALUE 78,766											
TOTAL EXEMPTION VALUE HX HB 50,722											
BASE TAXABLE VALUE 28,044											
TOTAL JUST VALUE 128,732											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 130,610											
SALE:1:1: LOT 2 TIMBER RIDGE											
PERMIT NUM DESCRIPTION AMT ISSUED											
20268 M H 125 12/23/2002											
SALES DATA											
OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE											
1395/0278 9/12/2019 LE U I 14 100											
GRANTOR: CYNTHIA G SANDLIN (LI											
GRANTEE: CORY P SANDLIN & JA											
1391/0908 8/06/2019 LE U I 14 100											
GRANTOR: CYNTHIA G SANDLIN (LI											
GRANTEE: CORY P SANDLIN & JA											
BUILDING NOTES											
BUILDING DIMENSIONS											
BAS= W66 S14 E66 N14\$.											