COMM SW COR OF NW1/4, RUN N
258.82 FT, E 25 FT TO E R/W
OF A CO RD, RUN N ALONG R/W

WOLFE MICHAEL R/WOLFE SANDRA L
391 SW MONTEGO AVE
LAKE CITY, FL 32024

2026

14-5S-15-00459-204

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 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

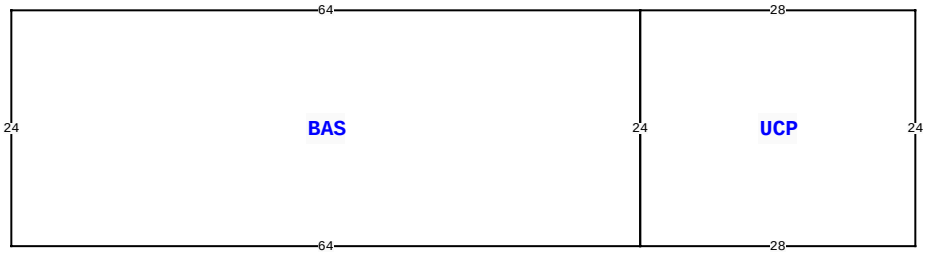
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	14515.030	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,536	100		1,536	93,629
UCP	672	20		134	8,168
TOTALS	2,208			1,670	101,797

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,670	117.9000	110.83	185,086	1998	1998	0	0	0	45.00	55.00

1 MANUF 1 100% - 2004 Heated Area: 1536 HX Base Yr 2004



391 SW MONTEGO AVE, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		101,797
TOTAL MARKET OB/XF VALUE		12,600
TOTAL LAND VALUE - MARKET		95,095
TOTAL MARKET VALUE		209,492
SOH/AGL Deduction		111,778
ASSESSED VALUE		97,714
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		46,992
TOTAL JUST VALUE		209,492
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		209,492

SALE:1:1: LOT 4 TIMBER RIDGE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13786	M H	125	03/23/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0984/0538	5/23/2003	WD	Q	I	06	35,000
GRANTOR: SCOTT & VIRGINIA WOLF						
GRANTEE: MICHAEL & SANDRA WO						
0793/1706	7/15/1994	WD	Q	V		22,000
GRANTOR: GULF ATLANTIC LAND &						
GRANTEE: SCOTT R & VIRGINIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W64 S24 E64 UCP= E28 N24 W28 S24$ N24$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1998	1998	3	100	1,200	
2	0166	CONC,PAVMT	0	100	14	24	336.00	UT	1.50	1.50	100	1993	1993	3	100	504	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,000	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	800	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	200	
7	0060	CARPORT F	0	100	18	24	432.00	UT	3.00	3.00	100	2005	2005	3	100	1,296	
8	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
9	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
10	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	

TOTAL OB/XF 12,600

LAND DESCRIPTION

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	10.01	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,095							

REVIEW DATE 07/14/2016 BY DF Total Acres: 10.01 Total Land Value: 95,095 Market: 0 Agricultural: 0 Common: 95,095 PRINTED 10/02/2025 BY SYS