COMM 5 FT W OF SW COR OF LOT 1 T
S/D, RUN S 1132.29 FT FOR POB, R
S 598.04 FT, W 1309.44 FT, N 536

BROWN JACOB P/BROWN LAUREN M
345 SW MONTEGO AVE
LAKE CITY, FL 32024

2026

14-5S-15-00459-211

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

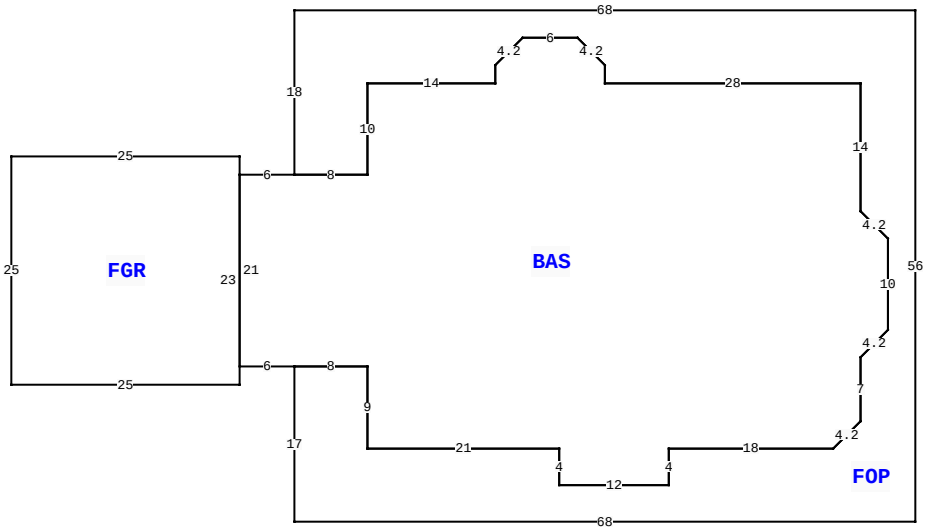
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	5000	IMPROVED AG
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	2,588	100		2,588	255,363
FGR	625	55		344	33,943
FOP	1,347	30		404	39,863
TOTALS	4,560			3,336	329,170

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,336	110.1240	123.34	411,462	2005	2005	0	0	0	20.00	80.00

3 SINGLE FAM 100% - 2019 Heated Area: 2588 HX Base Yr 2019



345 SW MONTEGO AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		329,170
TOTAL MARKET OB/XF VALUE		13,764
TOTAL LAND VALUE - MARKET		175,350
TOTAL MARKET VALUE		384,468
SOH/AGL Deduction		119,433
ASSESSED VALUE		265,035
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		214,313
TOTAL JUST VALUE		518,284
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		523,106

BLDG:1:1: VOGUE TRAVEL TRAILER

SALE:1:1: LOT 11 TIMBER RIDGE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049170	Roof Replacement	34,868	02/07/2024
23134	POOL	130	05/11/2005
22472	SFR	710	11/08/2004
8136	M H	75	03/07/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1354/0979	2/27/2018	WD	Q	I	01	335,000

GRANTOR: PATRICIA S REGISTER R

GRANTEE: JACOB P & LAUREN M

1000/0817	11/17/2003	WD	Q	I		57,000

GRANTOR: PAUL R BEHUN

GRANTEE: PATRICIA S REGISTER

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W6 FGR= N2 W25 S25 E25 N23$ S21 E6 FOP= S17 E68 N56 W68 S18 E8 N10 E14 N2 R3 U3 E6 D3 R3 S2 E28 S14 D3 R3 S10 L3 D3 S7 L3 D3 W18 S4 W12 N4 W21 N9 W8$ E8 S9 E21 S4 E12 N4 E18 U3 R3 N7 U3 R3 N10 L3 U3 N14 W28 N2 L3 U3 W6 D3 L3 S2 W14 S10 W8$.

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1994	1994	3	100	500	
2	0166	CONC,PAVMT	0	100	20	25	500.00	UT	2.50	2.50	100	2005	2005	3	100	1,250	
3	0280	POOL R/CON	0	100	11	23	253.00	UT	70.00	70.00	100	2005	2005	3	47	8,324	
4	0282	POOL ENCL	0	100	15	31	465.00	UT	15.00	15.00	100	2005	2005	3	40	2,790	
5	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 13,764

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	0100	C	SFR	100		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	37,500							
2	6200	A	PASTURE 3	0		00	0.00	0.00	7.00	AC		1.00	1.00	1.00	280.00	280.00	1,960							
3	5600	A	TIMBER 3	0		00	0.00	0.00	7.38	AC		1.00	1.00	1.00	281.00	281.00	2,074							
4	9910	M	MKT.VAL.AG	0		00	0.00	0.00	18.38	AC		1.00	1.00	1.00	7,500.00	7,500.00	137,850							

REVIEW DATE 03/04/2024 BY JS Total Acres: 19.38 Total Land Value: 41,534 Market: 137,850 Agricultural: 4,034 Common: 37,500 PRINTED 11/18/2025 BY SYS