COMM SE COR OF NW1/4, RUN N 258.
TO E R/W OF SW MONTEGO AVE & POB
357.99FT, W 295 FT, N 357.99 FT

MORELAN JUDITH ANN
457 SW MONTEGO AVE
LAKE CITY, FL 32024

2026

14-5S-15-00459-306

COLUMBIA COUNTY PROPERTY

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 70
Interior Floo	08	SHT VINYL 30
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
Quality	05	05

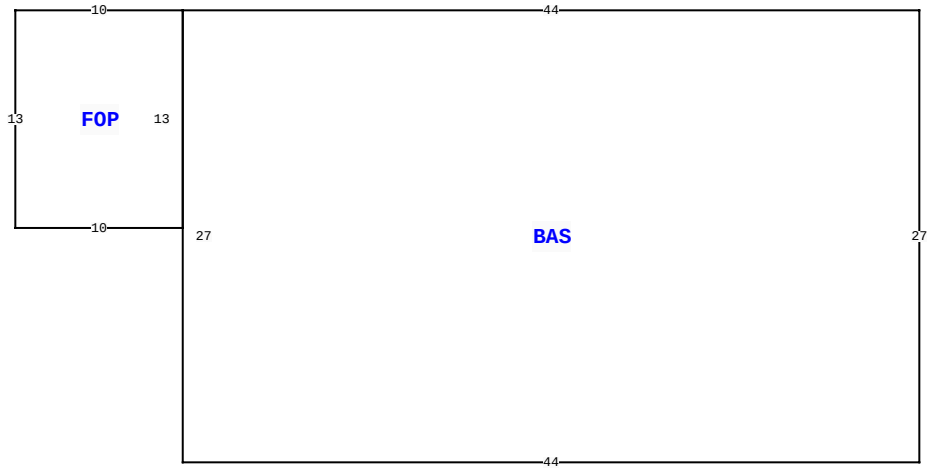
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 02
NEIGHBORHOOD/LOC 14515.030 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100		1,188	106,657
FOP	130	35		46	4,129
TOTALS	1,318			1,234	110,788

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,234	113.7000	106.88	131,890	2017	2017	0	0	0	16.00	84.00

1 MANUF 1 100% - 2019 Heated Area: 1188 HX Base Yr 2019



455 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		110,788
TOTAL MARKET OB/XF VALUE		7,750
TOTAL LAND VALUE - MARKET		29,040
TOTAL MARKET VALUE		147,578
SOH/AGL Deduction		70,358
ASSESSED VALUE		77,220
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		26,498
TOTAL JUST VALUE		147,578
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		150,215

SALE:3:1: SEE INQUIRY TO HIGH FOR AREA

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1406/1211	2/25/2020	LE	U	I	14	100
GRANTOR: JUDITH A MORELAN (ENH						
GRANTEE: TIFFANY M MOELAN (R						
1366/1347	8/13/2018	QC	U	I	11	100
GRANTOR: TIFFANEY AMRIE MORELA						
GRANTEE: JUDITH ANN MORELAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 FOP= W10 S13 E10 N13$ S27 E44 N27$.

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	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	750	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,750

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	2.42	AC		1.00	1.00	1.00	12,000.00	12,000.00	29,040							

REVIEW DATE 06/21/2018 BY JS Total Acres: 2.42 Total Land Value: 29,040 Market: 0 Agricultural: 0 Common: 29,040 PRINTED 10/03/2025 BY SYS