

VARGO FRANCES
717 SW MONTEGO AVE
LAKE CITY, FL 32024

2026



Building Characteristics

Element	CD	Construction			
Exterior Wall	31	VINYL SID 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 90			
Interior Floor	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			
Architectural Units	01	CONV 100			
Condition Adj	03	03 100			
Kitchen Adjus	01	01 100			
Quality	05	05			
DOR CODE	0200	MOBILE HOME			
MAP NUM		MKT AREA			
NEIGHBORHOOD/LOC	14515.010	1.00/			
Area Type	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	32,044
UOP	48	25		12	334
TOTALS	1,200			1,164	32,378

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
1	0296	SHED METAL	0 100	10	12	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	9945	Well/Sept	0 100	0	0	2.00	UT	7,000.00	7,000.00	100			3	100	14,000	
3	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
4	9946	Well	0 0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
5	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
6	0285	SALVAGE	0 100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
7	9947	Septic	0 100	0	0	1.00	UT	3,000.00	3,000.00	100	2025	2024		100	3,000	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

Market Adjustments

Type	MDL	Eff. Area	TOT ADJ PTS	Eff. Base Rate	Repl. Cost New	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,164	115.9000	69.54	80,945	1994	1994	0	0	0 60.00	40.00

Diagram

TOTALS

TOTALS	1,200			1,164	32,378
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Columbia County Property

VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 3					Tax Dist:				
BUILDING MARKET VALUE					32,378				
TOTAL MARKET OB/XF VALUE					22,050				
TOTAL LAND VALUE - MARKET					55,000				
TOTAL MARKET VALUE					109,428				
SOH/AGL Deduction					47,554				
ASSESSED VALUE					61,874				
TOTAL EXEMPTION VALUE					HX HB 34,195				
BASE TAXABLE VALUE					27,679				
TOTAL JUST VALUE					109,428				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					109,428				

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1493/2072	6/25/2023	LE	U	I	14	100

GRANTOR: WEBB FRANCES (F/K/A)

GRANTEE: WEBB FRANCES A (ENH

0888/1585	9/13/1999	WD	Q	V	01	15,600
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GRANTOR: JOSEPH & DAWN VARGO

GRANTEE: FRANCES VARGO III

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S24 E20 UOP= S6 E8 N6 W8S E28 N24S.

Review

REVIEW DATE	03/19/2025	BY	randall	Total Acres: 4.52	Total Land Value: 55,000	Market: 0	Agricultural: 0	Common: 55,000	PRINTED 11/19/2025 BY SYS
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