

BRYAN CURT/BRYAN VICKY
821 SW MONTEGO AVE
LAKE CITY, FL 32024

2026



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

31 VINYL SID 100

Roof Structur

03 GABLE/HIP 100

Roof Cover

12 MODULAR 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 Units

01 CONV 100

Condition Adj

03 03 100

Kitchen Adjus

01 01 100

Quality

05 05

DOR CODE

0200MOBILE HOME

MAP NUM

MKT AREA02

NEIGHBORHOOD/LOC

14515.0101.00/

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,296

100

1,296

36,050

UOP

96

25

24

668

TOTALS

1,392

1,320

36,717

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 0021 BARN, FR AE 0 0 24 24 576.00 UT 2.75 2.75 50 1994 1994 3 50 792

2 0294 SHED WOOD/ 0 0 10 12 120.00 UT 2.75 2.75 100 2002 2002 3 100 330

3 9945 Well/Sept 0 0 0 0 1.00 UT 7,000.00 7,000.00 100

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1 0102 C SFR/MH 0 A-1 0.00 0.00 1.00 LT 1.00 1.00 1.10 55,000.00 60,500.00 60,500

REVIEW DATE

07/14/2016

BY

DF

Total Acres:

5.50

Total Land Value:

60,500

Market:

0

Agricultural:

0

Common:

60,500

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYEBCONFNCTNORM% CONDDORCODE

0800021,320115.900069.5491,793199719970060.0040.00

2 MOBILE HME0%-0Heated Area: 1296HX Base Yr

UOP

BAS

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/07/2025MLU

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 UOP= W8 S12 E8 N12\$ S27 E48 N27\$.

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYTax Group: 3Tax Dist:STANDARD

BUILDING MARKET VALUE36,717

TOTAL MARKET OB/XF VALUE8,122

TOTAL LAND VALUE - MARKET60,500

TOTAL MARKET VALUE105,339

SOH/AGL Deduction15,325

ASSESSED VALUE90,014

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE90,014

TOTAL JUST VALUE105,339

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE105,339

XFOB:2:1: CHAM MH

LAND:1:1: 5.50 AC.

BLDG:1:1: CHAM MH

SALE:1:1: LOT 2, SUMMER HILL

PERMIT NUM

DESCRIPTION

AMT

ISSUED

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYVALUERSNCD SALE PRICE

1285/0725

11/25/2014

WD

Q

I

01

85,000

GRANTOR: MARCUS & PATRICIA ERN

GRANTEE: CURT & VICKY BRYAN

1285/0724

11/15/2014

WD

U

I

30

100

GRANTOR: CHARLES TUCKER

GRANTEE: PATRICIA A ERNSTING