COMM INTERS E LINE NE1/4 OF
NW1/4 & N R/W SR-242, RUN W
224.32 FT, N 970 FT FOR POB,

MONTPETIT MICKEY R KNAGGE
302 SW ANGELA TER
LAKE CITY, FL 32024

2026

25-4S-16-03153-036

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

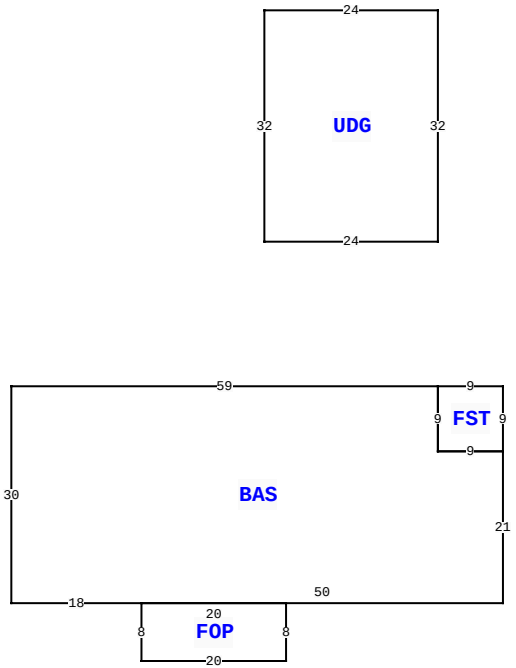
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	25416.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,959	100		1,959	167,025
FOP	160	30		48	4,092
FST	81	55		45	3,837
UDG	768	55		422	35,980
TOTALS	2,968			2,474	210,935

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,474	117.1200	131.17	324,515	1973	1973	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2025 Heated Area: 1959 HX Base Yr 2025



302 SW ANGELA TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		210,935
TOTAL MARKET OB/XF VALUE		18,039
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		251,474
SOH/AGL Deduction		0
ASSESSED VALUE		251,474
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		195,752
TOTAL JUST VALUE		251,474
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		251,474

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W59 S30 E18 FOP= S8 E20N8 W20$ E50 N21 FST= N9 W9 S9E9$ W9 N9$ PTR=N20 UDG= N32 W24 S32 E24$ S20$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	225	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	75	
3	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1985	1985	3	40	14,336	
4	0166	CONC,PAVMT	0	100	20	40	800.00	UT	2.00	2.00	100	1993	1993	3	100	1,600	
5	0169	FENCE/WOOD	0	100	0	0	214.00	UT	7.50	7.50	50	1993	1993	3	50	803	
6	0296	SHED METAL	0	100	10	20	200.00	UT	5.00	5.00	100	1993	1993	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 18,039

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		RSF-	1171.00	170.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 06/26/2019 BY KR Total Acres: 0.67 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/18/2025 BY SYS