

MEARS JEFFERY
2013 SW MONTEGO AVE
LAKE CITY, FL 32024

26-5S-15-00481-001

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND									
Exterior Wall	05	AVERAGE 100								0100	01	2,017	89.9190	100.71	203,132	1950	1980		0	0	35.00	65.00	VALUATION BY								
Roof Structur	03	GABLE/HIP 100								1 SINGLE FAM 100% - 1998 Heated Area: 1924 HX Base Yr 1998														STANDARD							
Roof Cover	12	MODULAR MT 100																						Tax Group: 3 Tax Dist:							
Interior Wall	05	DRYWALL 50																						BUILDING MARKET VALUE 132,036							
Interior Wall	06	CUST PANEL 50																						TOTAL MARKET OB/XF VALUE 18,113							
Interior Floo	09	PINE WOOD 50																						TOTAL LAND VALUE - MARKET 96,330							
Interior Floo	14	CARPET 50																						TOTAL MARKET VALUE 246,479							
Air Condition	03	CENTRAL 100																						SOH/AGL Deduction 146,058							
Heating Type	04	AIR DUCTED 100																						ASSESSED VALUE 100,421							
Bedrooms		2 100																						TOTAL EXEMPTION VALUE HX HB 50,722							
Bathrooms		1 100																						BASE TAXABLE VALUE 49,699							
Frame	01	NONE 100																						TOTAL JUST VALUE 246,479							
Stories	1.	1. 100																						NCON VALUE 0							
Architectual	05	CONV 100																						INCOME VALUE							
Units		0 100																						PREVIOUS YEAR MKT VALUE 246,479							
Condition Adj	02	02 100																													
Kitchen Adjus	01	01 100																													
Quality	05	05																													
DOR CODE	0100	SINGLE FAMILY																													
MAP NUM		MKT AREA 02																													
NEIGHBORHOOD/LOC	26515.00	1.00/																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	168	100		168	10,997																										
BAS	564	100		564	36,920																										
BAS	1,192	100		1,192	78,030																										
FSP	208	40		83	5,433																										
UOP	24	20		5	328																										
UOP	24	20		5	328																										
TOTALS	2,180			2,017	132,036																										
EXTRA FEATURES					2013 SW MONTEGO AVE, LAKE CITY										BLD DATE					LGL DATE					04/07/2025 MLU						
															XF DATE					LAND DATE											
															INC DATE					AG DATE											
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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	600															
2	0280	POOL R/CON	0	100	14	28	392.00	UT	70.00	70.00	100	1993	1993	3	40	10,976															
3	0166	CONC, PAVMT	0	100	0	0	558.00	UT	1.50	1.50	100	1993	1993	3	100	837															
4	0020	BARN, FR	0	100	0	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	2,500															
5	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,200															
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400															
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200															
8	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300															
9	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300															
10	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800															
LAND DESCRIPTION										TOTAL OB/XF										18,113											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	10.14	AC		1.00	1.00	1.00	9,500.00	9,500.00	96,330														