

LOT 4 BLOCK 3 UNIT 1 GWEN LAKE
ESTATES S/D. ORB 731-444,
ORB 739-353, 864-416, 894-1850

MONTGOMERY KAREN E
636 NW PALM DR
LAKE CITY, FL 32055

2026

31-3S-17-05991-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 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	06	VINYL ASB 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100

Quality 05 05

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 06

NEIGHBORHOOD/LOC 31317.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,058	100		1,058	70,077
FOP	40	30		12	795
FOP	40	30		12	795
UGR	253	45		114	7,551
TOTALS	1,391			1,196	79,217

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	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0166	CONC, PAVMT	0 100	16	20	320.00	UT	2.00	2.00	100	1993	1993	3	100	640	
3	0060	CARPORT F	0 100	18	30	540.00	UT	5.00	5.00	50	1993	1993	3	50	1,350	
4	0258	PATIO	0 100	16	30	480.00	UT	2.00	2.00	100	2008	2008	3	100	960	
5	0263	PRCH, USP	0 100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	

LAND DESCRIPTION

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		*RSF	2 0.00	0.00	12,712.08	SF		1.00	1.00	1.00	0.95	0.95	12,076							

REVIEW DATE 08/16/2016 BY DF

MARKET ADJUSTMENTS													TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	-	2020	Heated Area: 1058	HX Base Yr 2020							0100	01	1,196	90.9840	101.90	121,872	1958	1958	0	0	0 35.00	65.00

636 NW PALM DR, LAKE CITY

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

04/27/2022 MLU

TOTAL OB/XF													3,550
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Total Acres: 0.29 Total Land Value: 12,076 Market: 0 Agricultural: 0 Common: 12,076

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VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		79,217
TOTAL MARKET OB/XF VALUE		3,550
TOTAL LAND VALUE - MARKET		12,076
TOTAL MARKET VALUE		94,843
SOH/AGL Deduction		26,318
ASSESSED VALUE		68,525
TOTAL EXEMPTION VALUE	HX HB SX	68,525
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		94,843
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		94,843

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1335/2724	4/27/2017	WD	Q	I	01	54,300	
GRANTOR: RICHARD TOM TAYLOR							
GRANTEE: KAREN E MONTGOMERY							
1269/0284	1/17/2014	WD	U	I	30	100	
GRANTOR: DUSTIN L TAYLOR							
GRANTEE: RICHARD TOM TAYLOR							

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W34 S5 W8 S15 FOP= S5 E8N5 W8\$ E8 S5 E34 FOP= S3 E8 N5 W8 S2 \$ N2 E8 UGR= E11 N23 W11 S23\$ N11 W8 N12\$.

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