LOTS 11,12 & 13 BLK 2 LAKE FORES
854-1802, DC 927-603, WD 1119-77

MARTIN JOHN JOSEPH IV/ONG CANDICE CATHLENE
743 SW LAKE MONTGOMERY AVE
LAKE CITY, FL 32025

2026

31-3S-17-07965-000

BUILDING CHARACTERISTICS

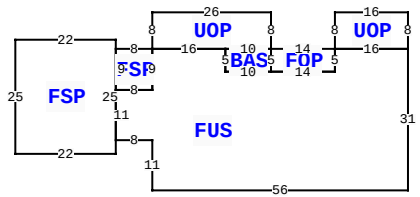
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		5.5 100
Frame		N/A 100
Stories	2.5	2.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6417.0100	1.00/

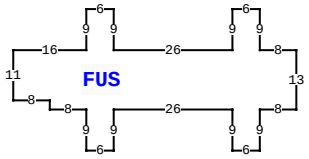
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	50	100		50	4,594
BAS	1,704	100		1,704	156,548
FGR	550	55		302	27,745
FOP	70	30		21	1,929
FOP	120	30		36	3,307
FOP	280	30		84	7,717
FSP	72	40		29	2,664
FSP	550	40		220	20,212
FUS	1,006	100		1,006	92,422
FUS	1,704	100		1,704	156,548
TOTALS	6,442			5,224	479,934

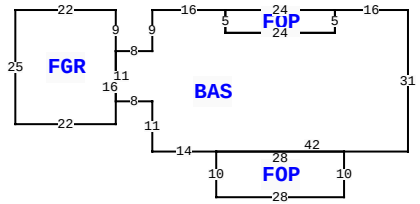
MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	5,224	126.1922	141.34	738,360	1968	1968	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 4464 HX Base Yr 2022







** This building has 12 Sub-Areas

743 SW LAKE MONTGOMERY AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		479,934
TOTAL MARKET OB/XF VALUE		56,390
TOTAL LAND VALUE - MARKET		74,295
TOTAL MARKET VALUE		610,619
SOH/AGL Deduction		64,061
ASSESSED VALUE		546,558
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		495,836
TOTAL JUST VALUE		610,619
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		612,786

LAND:2:1: 328.08 X 99.66

PERMIT NUM	DESCRIPTION	AMT	ISSUED
397	POOL	28	09/18/2013
261	ADDN SFR	25	07/23/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1435/364	4/14/2021	WD	Q	I	01	542,600
GRANTOR: STOECKERT KEVIN G						
GRANTEE: MARTIN JOHN JOSEPH						
1236/0316	5/25/2012	WD	U	I	12	230,000
GRANTOR: CAMPUS USA CREDIT UNI						
GRANTEE: KEVIN G STOECKERT &						

BUILDING NOTES

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	1993	1993	3	100	1,600	
2	0297	SHED CONCR	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	2,500	
3	0083	DOCK-LAKE	0	100	4	50	200.00	UT	11.50	11.50	100	1993	1993	3	40	920	
4	0118	RET WALLS	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
5	0166	CONC,PAVMT	0	100	0	0	2,818.00	UT	3.00	3.00	100	2008	2008	3	100	8,454	
6	0280	POOL R/CON	0	100	0	0	593.00	UT	70.00	70.00	100	2014	2014	3	76	31,548	
7	0282	POOL ENCL	0	100	32	48	1,536.00	UT	15.00	15.00	100	2014	2014	3	45	10,368	

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W16 S5 W24 N5 W16 S9 W8 S11 E8 S11 E14 E42 N31 $
FUS=[ORIG=0,-40] N31 W16 S5 W14 W10 N5 W16 S9 W8 S11 E8 S11 E56 $
FUS=[ORIG=50,-40] E8 S2 E8 S9 E6 N9 E26 S9 E6 N9 E8 N13 W8 N9 W6 S9 W26 N9 W6 S9 W16 S11 $
FGR=[ORIG=-64,9] N9 W22 S25 E22 N16 $
FSP=[DPR_YEAR=2021;ORIG=-64,-73] S25 W22 N25 E22 $
FOP=[ORIG=-42,31] S10 E28 N10 W28 $
UOP=[ORIG=-40,-71] E10 N8 W26 S8 E16 $
UOP=[ORIG=0,-71] N8 W16 S8 E16 $
FOP=[ORIG=-16,0] W24 S5 E24 N5 $

LAND DESCRIPTION

TOTAL OB/XF 56,390

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	0133	C	SFR LAKE	100		*RSF-2	0.00	0.00	381.00	FF		1.00	1.00	0.60	325.00	195.00	74,295							

REVIEW DATE 08/24/2016 BY DF Total Acres: 2.28 Total Land Value: 74,295 Market: 0 Agricultural: 0 Common: 74,295 PRINTED 11/19/2025 BY SYS