LOT 9 BLOCK 11 LAKE FOREST S/D U

474-442, DC 1298-2774, PB 1299-7

RINE MARTHA
786 SW LAKE MONTGOMERY AV
LAKE CITY, FL 32025

2026

31-3S-17-07974-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

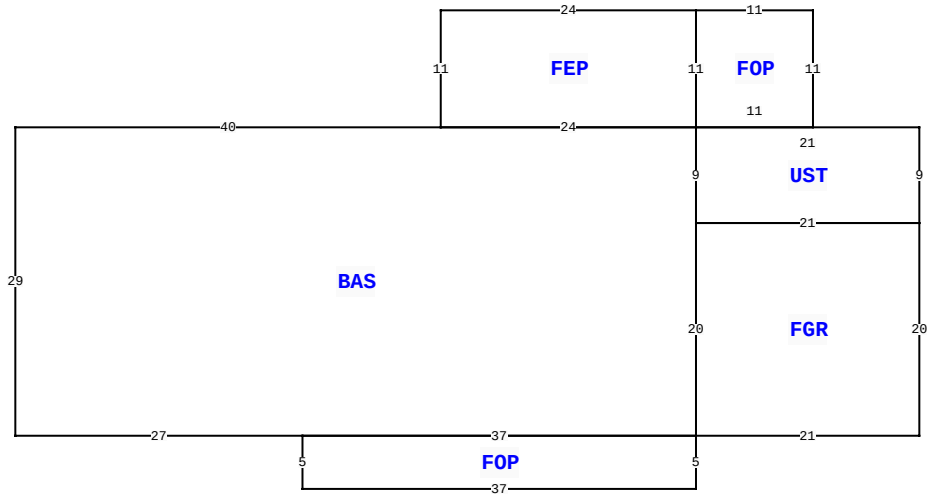
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
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	1,856	100		1,856	132,499
FEP	264	80		211	15,063
FGR	420	55		231	16,491
FOP	121	30		36	2,570
FOP	185	30		56	3,998
UST	189	45		85	6,068
TOTALS	3,035			2,475	176,689

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,475	98.0640	109.83	271,829	1968	1968	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 1856 HX Base Yr 2022



786 SW LAKE MONTGOMERY AVE, 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: 1	Tax Dist:	
BUILDING MARKET VALUE		176,689
TOTAL MARKET OB/XF VALUE		22,336
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		217,525
SOH/AGL Deduction		27,166
ASSESSED VALUE		190,359
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		139,637
TOTAL JUST VALUE		217,525
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		217,525

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00000120	ADDN SFR	50	05/09/1994
00444			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1415/2383	7/22/2020	WD	Q	I	01	157,000
GRANTOR: GLENDA FORCE & JUDSON						
GRANTEE: MARTHA RINE						
1314/0064	4/25/2016	QC	U	I	11	100
GRANTOR: GLENDA FORCE						
GRANTEE: GLENDA FORCE & JUDS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S29 E27 FOP= S5 E37N5 W37$ E37 FGR= E21 N20 W21 S20$ N20 UST= E21 N9 W21 S9$ N9 FOP= E11 N11 W11 S11$ FEP= N11 W24 S11 E24$ W24$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
3	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1993	1993	3	40	14,336	
4	0282	POOL ENCL	0	100	0	0	1,000.00	UT	15.00	15.00	100	1993	1993	3	40	6,000	

LAND DESCRIPTION

TOTAL OB/XF 22,336

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-2	112.00	112.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 08/24/2016 BY DF Total Acres: 0.29 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/19/2025 BY SYS