

LOT 13 & A WEDGE-SHAPED PARCEL
BEING 6 FT WIDE ON THE E END &
1 FOOT WIDE ON THE W END OFF

BRADLEY LISA
187 SE MONTROSE AVE
LAKE CITY, FL 32025

2026

33-3S-17-06587-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
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	07
NEIGHBORHOOD/LOC 33317.100 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	308	100		308	19,535
BAS	572	100		572	36,280
FSP	96	40		38	2,410
TOTALS	976			918	58,225

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0120	CLFENCE 4	0	100	0	0	
2	0296	SHED METAL	0	100	0	0	
3	0252	LEAN-TO W/	0	100	0	0	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	0100	C

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	918	102.9600	115.32	105,864	1960	1960	10	0	0 35.00	55.00
1 SINGLE FAM 100% - 2004 Heated Area: 880 HX Base Yr 2004											
187 SE MONTROSE AVE, LAKE CITY											

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

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1		2
VALUATION SUMMARY												
VALUATION BY								STANDARD				
Tax Group: 2								Tax Dist:				
BUILDING MARKET VALUE								58,225				
TOTAL MARKET OB/XF VALUE								550				
TOTAL LAND VALUE - MARKET								4,150				
TOTAL MARKET VALUE								62,925				
SOH/AGL Deduction								25,086				
ASSESSED VALUE								37,839				
TOTAL EXEMPTION VALUE								HX HB 25,000				
BASE TAXABLE VALUE								12,839				
TOTAL JUST VALUE								62,925				
NCON VALUE								0				
INCOME VALUE												
PREVIOUS YEAR MKT VALUE								62,925				
SALE:5:1: IN LIEU OF FORECLOSURE												
SALE:4:1: IN LIEU OF FORECLOSURE												
SALE:3:1: LOT 13 & PT OF LOT 14 BLK 28 CAMPHOR KNO												
SALE:2:1: \$.70 STAMPS												
PERMIT NUM			DESCRIPTION				AMT			ISSUED		
000048400			Remodel				8,500			10/11/2023		
000044955			Roof Replacement				9,500			07/13/2022		
32586			MAINT/ALTR				35			01/02/2015		
SALES DATA												
OFF RECORD Number		DATE		TYPE INST	Q U	V I	I I	RSN CD		SALE PRICE		
0972/2207		1/23/2003		QC	Q	I	I	06		100		
GRANTOR:WINSTON H BRADLEY												
GRANTEE:LISA BRADLEY												
0912/1577		10/06/2000		WD	U	I				14,000		
GRANTOR:GLADYS IRENE SEALEY												
GRANTEE:WINSTON H BRADLEY												
BUILDING NOTES												
BUILDING DIMENSIONS												
BAS= W26 BAS= W14 S22 E14 N22\$ S22 E8 FSP= S8 E12 N8 W12\$ E18 N22\$.												