LOTS 5, 6, 7 & 8 BLOCK 29
CAMPHOR KNOLL ESTATES S/D.

BARNETT DULCINEA/STRUBE BARRY
P O BOX 61735
JACKSONVILLE, FL 32236

2026

33-3S-17-06593-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

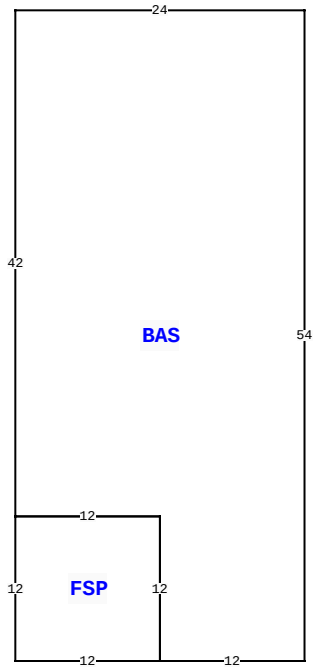
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
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	1,152	100		1,152	20,176
FSP	144	40		58	1,016
TOTALS	1,296			1,210	21,192

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,210	44.6760	50.04	60,548	1935	1935	10	0	20	35.00	35.00

1 SINGLE FAM 0% - 0 Heated Area: 1152 HX Base Yr



241 SE MONTROSE AVE, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	21,192
TOTAL MARKET OB/XF VALUE	400
TOTAL LAND VALUE - MARKET	12,450
TOTAL MARKET VALUE	34,042
SOH/AGL Deduction	0
ASSESSED VALUE	34,042
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	34,042
TOTAL JUST VALUE	34,042
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	34,042

SALE:5:2: THRU 355.
SALE:5:1: MULTIPLE OWNERS/MULTIPLE DEEDS-ORB 916-3
SALE:3:1: AS REMAINDERMAN OF LIFE ESTATE OF CORBET
SALE:2:1: (SEE NOTE)

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1397/0427	10/17/2019	WD	Q	I	01	32,000
GRANTOR: CHARLES FORTNEY JR						
GRANTEE: DULCINEA BARNETT &						
0915/0347	11/28/2000	WD	Q	I	03	6,400
GRANTOR: LEWIS P MORGAN ETAL						
GRANTEE: CHARLES FORTNEY JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S42 FSP= S12 E12 N12 W12$ E12 S12 E12 N54$.

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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 400

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	0		RSF/MU	100.00	90.00	1.00	LT		1.00	1.00	1.50	8,300.00	12,450.00	12,450							

REVIEW DATE 11/21/2016 BY DF Total Acres: 0.41 Total Land Value: 12,450 Market: 0 Agricultural: 0 Common: 12,450 PRINTED 11/19/2025 BY SYS