

LOTS 6 & 7 BLOCK 30 CAMPHOR KNOL
812-193, CD 903-1325, QC 1165-25

WAINWRIGHT THOMAS DAVID/WAINWRIGHT SANDRA MARIE
296 SE MONTROSE AVE
LAKE CITY, FL 32025

2025

33-3S-17-06596-000



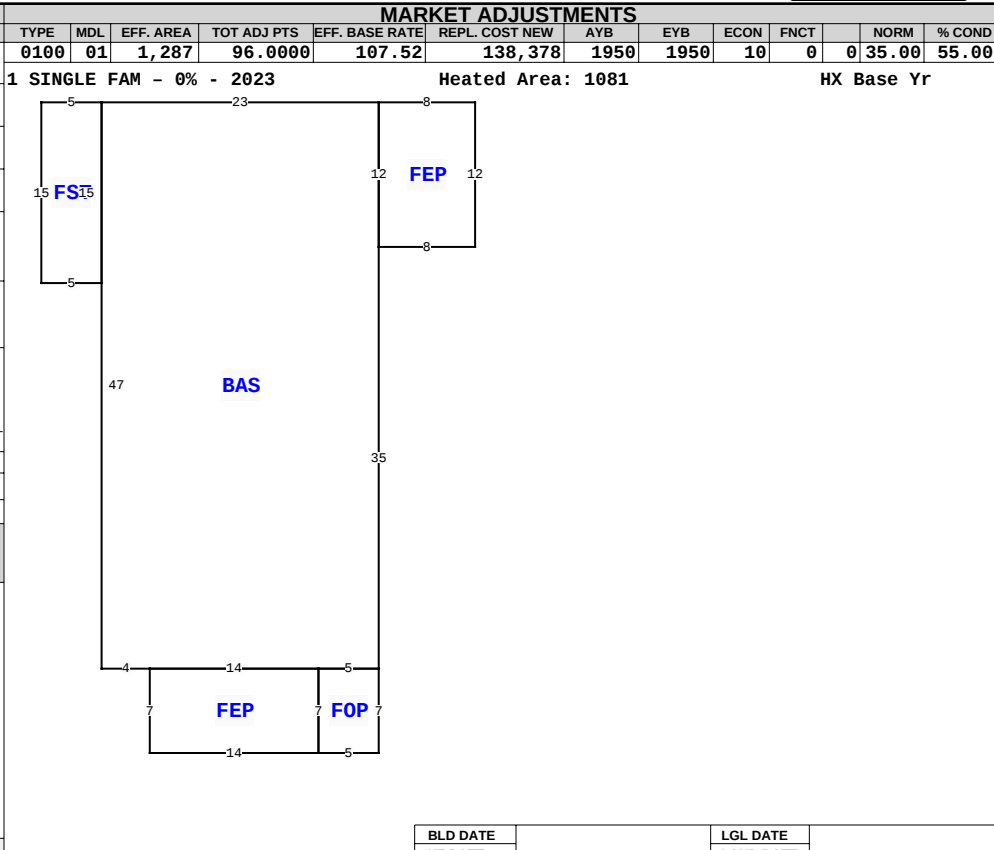
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floop	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural	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	1,081	100		1,081	63,926
FEP	96	80		77	4,553
FEP	98	80		78	4,613
FOP	35	30		10	591
FST	75	55		41	2,424
TOTALS	1,385			1,287	76,108

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	
3	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	
6	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	
7	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSV
1	0100	C	SFR	0		RSF/MH51.00	123.00		1.00	LT	
2	0100	C	SFR	0			0.00	0.00	1.00	LT	



TOTAL OB/XF											
BLD DATE		LGL DATE									
XF DATE		LAND DATE									
INC DATE		AG DATE									

TOTAL OB/XF											
11,200											

COLUMBIA COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 2										Tax Dist:	
BUILDING MARKET VALUE										76,108	
TOTAL MARKET OB/XF VALUE										11,200	
TOTAL LAND VALUE - MARKET										16,600	
TOTAL MARKET VALUE										103,908	
SOH/AGL Deduction										0	
ASSESSED VALUE										103,908	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										103,908	
TOTAL JUST VALUE										103,908	
NCON VALUE										0	
INCOME VALUE										0	
PREVIOUS YEAR MKT VALUE										99,152	

SALES DATA											
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE					
1473/2332	8/18/2022	WD	Q	I	01	105,000					
GRANTOR: DALLAS CURTIS											
GRANTEE: WAINWRIGHT THOMAS D											
1296/1362	6/15/2015	QC	U	I	11	100					
GRANTOR: LOMA WILLIS											
GRANTEE: CURTIS & BEVERLY DA											

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[ORIG=0,0] W23 S47 E4 E14 E5 N35 N12 \$											
FEP=[ORIG=-19,47] S7 E14 N7 W14 \$											
FEP=[ORIG=0,12] E8 N12 W8 S12 \$											
FST=[ORIG=-23,0] W5 S15 E5 N15 \$											
FOP=[ORIG=-5,47] S7 E5 N7 W5 \$											