LOT 8 & S 10 FT LOT 9 BLOCK 30 C
ESTATES S/D.

PARVIN RUNA
268 SE MONTROSE AVE
LAKE CITY, FL 32025

2026

33-3S-17-06598-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

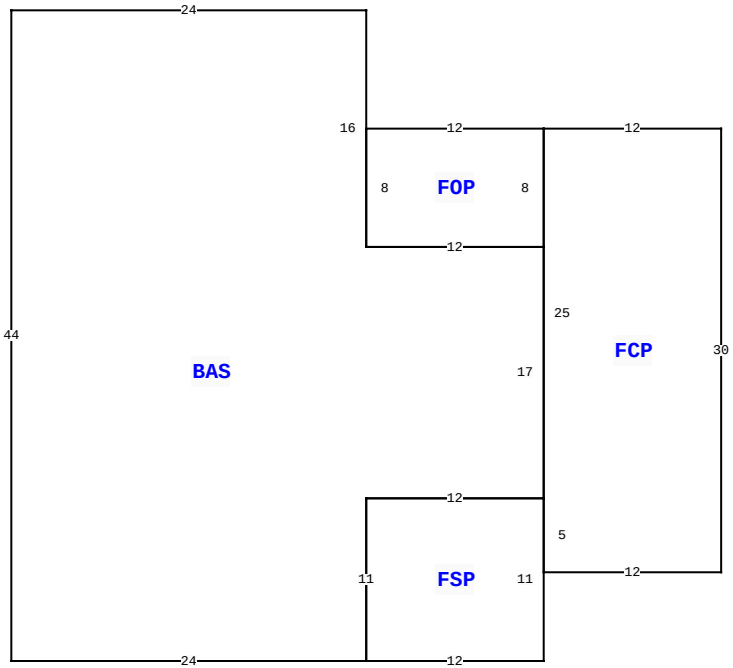
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	06	VINYL ASB 30
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	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	1,260	100		1,260	75,475
FCP	360	25		90	5,391
FOP	96	30		29	1,737
FSP	132	40		53	3,175
TOTALS	1,848			1,432	85,777

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,432	97.2400	108.91	155,959	1962	1980	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 2024 Heated Area: 1260 HX Base Yr



268 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	85,777
TOTAL MARKET OB/XF VALUE	1,300
TOTAL LAND VALUE - MARKET	9,130
TOTAL MARKET VALUE	96,207
SOH/AGL Deduction	0
ASSESSED VALUE	96,207
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	96,207
TOTAL JUST VALUE	96,207
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	96,207

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050066	Electrical Servic	0	06/06/2024
000048848	Remodel	12,000	12/13/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1500/682	9/28/2023	WD	U	I	12	39,900
GRANTOR: NYMT LOAN TRUST 1						
GRANTEE: PARVIN RUNA						
1497/566	8/10/2023	QC	U	I	11	0
GRANTOR: RESIDENTIAL MORTGAGE						
GRANTEE: NYMT LOAN TRUST 1						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S44 E24 FSP= E12 N11 W12 S11$ N11 E12 FCP= S5E12 N30 W12 S25$ N17 FOP= N8 W12 S8 E12$ W12 N16 $.

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	1988	1988	3	100	600	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 1,300

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/MH	60.00	150.00	1.00	LT		1.00	1.00	1.10	8,300.00	9,130.00	9,130							

REVIEW DATE 12/02/2024 BY SYS Total Acres: 0.21 Total Land Value: 9,130 Market: 0 Agricultural: 0 Common: 9,130 PRINTED 11/19/2025 BY SYS