



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
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		03	03
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
BAS	572	100	
FOP	30	30	
USP	112	35	
TOTALS	714		

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0120	CLFENCE	4	0	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		RSF/MH50.00	150.00		1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	620	77.8572	87.20	54,064	1960	1960	10	0	0	35.00	55.00	
1 SINGLE FAM 0% - 0 Heated Area: 572 HX Base Yr													
TOTALS 714 620 29,735													

230 SE MONTROSE AVE, LAKE CITY					XF DATE					LAND DATE	
					INC DATE					AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
1.00	UT	0.00	0.00	100	2012	2012	3	100	50		

COLUMBIA COUNTY PROPERTY									
PAGE 1 of 1 2									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					29,735				
TOTAL MARKET OB/XF VALUE					50				
TOTAL LAND VALUE - MARKET					8,300				
TOTAL MARKET VALUE					38,085				
SOH/AGL Deduction					0				
ASSESSED VALUE					38,085				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					38,085				
TOTAL JUST VALUE					38,085				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					38,085				

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1366/1620	8/10/2018	WD	Q	I	01	13,500	
GRANTOR: HUGO BETANCOURT							
GRANTEE: GLENN & LEE W SHEPP							
1208/1444	1/21/2011	WD	Q	I	01	20,000	
GRANTOR: MARIA RODRIGUEZ							
GRANTEE: HUGO BETANCOURT							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W16 USP= N7 W16 S7 E16\$W16 S16 E14 FOP= S5 E6 N5 W6\$E6 S5 E12 N21\$.									