BEG SW COR OF LOT 7 BLOCK 1 ODOM
N 7 DEG E 104.74 FT, E 116.87 FT
W 136.93 FT TO POB EX RD R/W.

BRUNER AUDREY
427 PINE BLUFF TRAIL
ORMOND BEACH, FL 32174

2026

33-3S-17-06802-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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

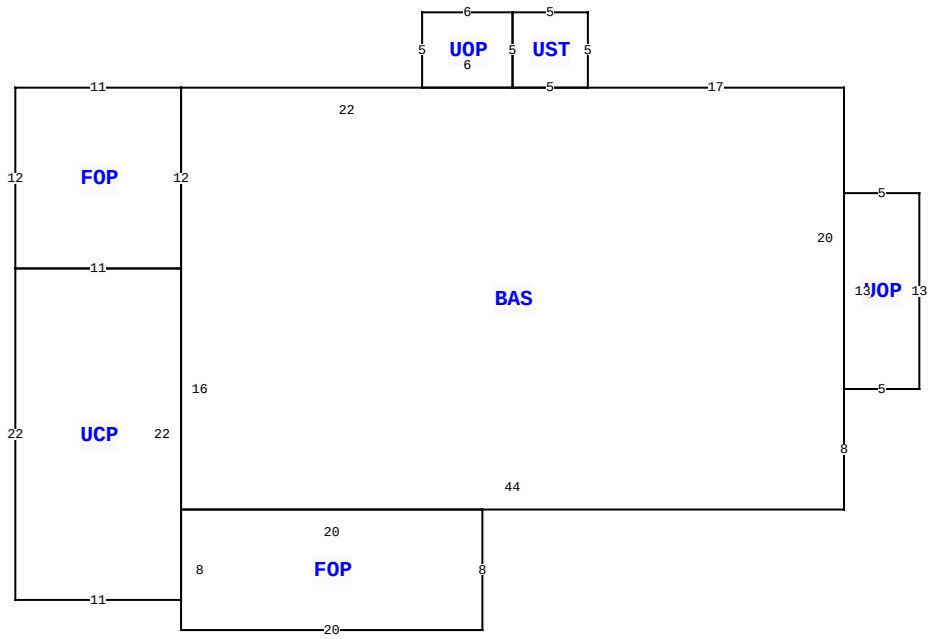
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	33317.150	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,232	100		1,232	101,581
FOP	132	30		40	3,298
FOP	160	30		48	3,958
UCP	242	20		48	3,958
UOP	30	20		6	495
UOP	65	20		13	1,072
UST	25	45		11	907
TOTALS	1,886			1,398	115,268

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,398	113.2560	126.85	177,336	1957	1957	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 1232 HX Base Yr



117 SE MONTGOMERY PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	115,268
TOTAL MARKET OB/XF VALUE	870
TOTAL LAND VALUE - MARKET	15,262
TOTAL MARKET VALUE	131,400
SOH/AGL Deduction	0
ASSESSED VALUE	131,400
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	131,400
TOTAL JUST VALUE	131,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	131,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046553	Roof Replacement	11,610	02/17/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1517/874	6/01/2024	WD	U	I	11	100
GRANTOR: FAB ACQUISITIONS, INC						
GRANTEE: BRUNER AUDREY						
1476/1864	9/30/2022	WD	Q	I	05	356,700
GRANTOR: GHANCHI ISMAILBHAIH						
GRANTEE: FAB ACQUISITIONS, I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 UST= N5 W5 S5 E5$ W5 UOP= N5 W6 S5 E6$ W22 FOP= W11 S12 E11 N12$ S12 UCP= W11 S22 E11 N22$ S16 FOP= S8 E20N8 W20$ E44 N8 UOP= E5 N13 W5 S13$ N20$.

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	0297	SHED CONCR	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	420	
2	0296	SHED METAL	0	0	8	10	80.00	UT	5.00	5.00	100	2004	2004	3	100	400	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 870

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-2	116.00	150.00	0.75	LT		1.00	1.00	1.10	18,500.00	20,350.00	15,262							

REVIEW DATE 01/11/2023 BY CP Total Acres: 0.31 Total Land Value: 15,262 Market: 0 Agricultural: 0 Common: 15,262 PRINTED 11/07/2025 BY SYS