LOT 3 BLOCK 3 ODOM HEIGHTS.

726-453, 785-195, 785-196, 785-1

LEGACY MANAGEMENT LLC
331 NW KENSINGTON LN
LAKE CITY, FL 32055

2026

33-3S-17-06810-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

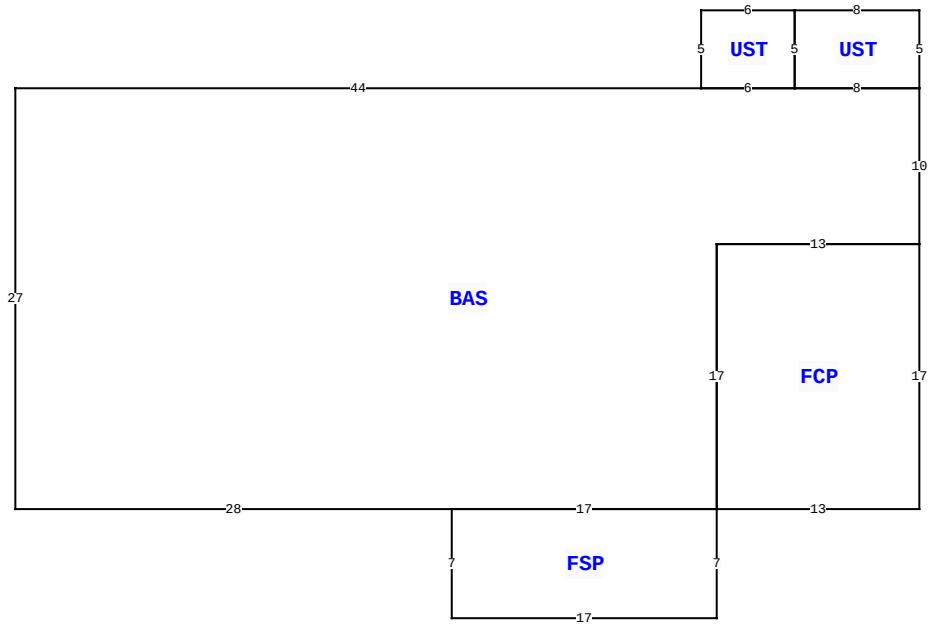
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
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	1,345	100		1,345	111,476
FCP	221	25		55	4,558
FSP	119	40		48	3,978
UST	30	45		14	1,160
UST	40	45		18	1,492
TOTALS	1,755			1,480	122,665

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,480	113.8500	127.51	188,715	1955	1955	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2023 Heated Area: 1345 HX Base Yr



180 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	122,665
TOTAL MARKET OB/XF VALUE	2,480
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	143,645
SOH/AGL Deduction	0
ASSESSED VALUE	143,645
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	143,645
TOTAL JUST VALUE	143,645
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	143,645

SALE:1:1: HOUSE IS IN POOR SHAPE VALUE OK SEE INQ

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24269	MAINT/ALTR	50	03/17/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1478/807	10/27/2022	WD	U	I	37	78,000
GRANTOR: DEMAURA DARLENE						
GRANTEE: LEGACY MANAGEMENT L						
1022/1906	7/30/2004	WD	Q	I		83,900
GRANTOR: BOATRIGHT						
GRANTEE: DEMAURA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S27 E28 FSP= S7 E17N7 W17$ E17 FCP= E13 N17 W13 S17$ N17 E13 N10 UST= N5 W8 S5 E8$ W8 UST= N5 W6 S5 E6$ W6$.

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	19	16	304.00	UT	7.50	7.50	100	1993	1993	3	100	2,280	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 2,480

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-	2100.00	150.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 02/08/2023 BY CP Total Acres: 0.34 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/07/2025 BY SYS