LOT 6 BLOCK 3 ODOM HEIGHTS S/D.
321-276, 676-422, 759-1929,

WILSON LARRY O
104 SE MONTGOMERY PLACE
LAKE CITY, FL 32025

2026

33-3S-17-06813-000

BUILDING CHARACTERISTICS

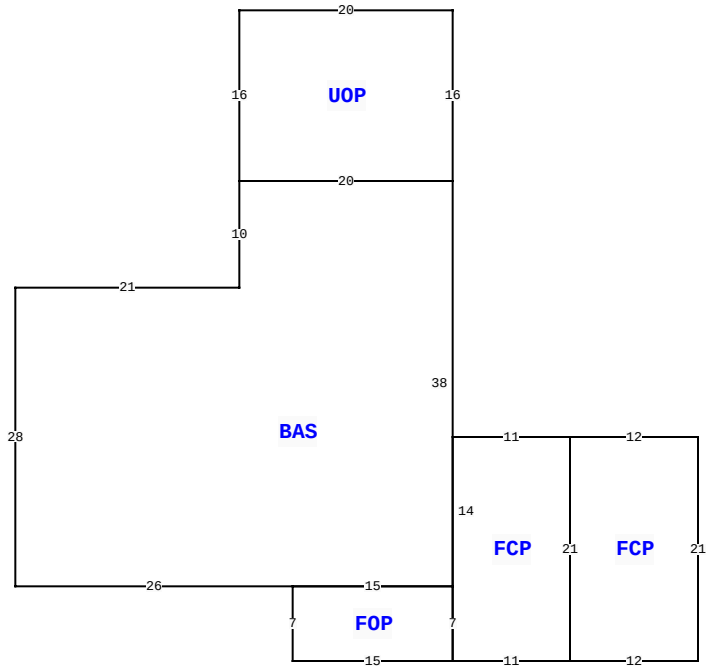
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,348	100		1,348	101,236
FCP	231	25		58	4,356
FCP	252	25		63	4,731
FOP	105	30		32	2,403
UOP	320	20		64	4,807
TOTALS	2,256			1,565	117,533

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,565	103.1580	115.54	180,820	1956	1956	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2003 Heated Area: 1348 HX Base Yr 2003



104 SE MONTGOMERY PL, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		117,533
TOTAL MARKET OB/XF VALUE		32,500
TOTAL LAND VALUE - MARKET		23,125
TOTAL MARKET VALUE		173,158
SOH/AGL Deduction		98,176
ASSESSED VALUE		74,982
TOTAL EXEMPTION VALUE	HX HB	49,982
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		173,158
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		173,158

LAND:1:1: 151X150 +1,957 SF.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0960/0846	8/15/2002	WD	Q	I	06	62,000

GRANTOR: MARGARET WILSON TINER

GRANTEE: LARRY O WILSON

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 S28 E26 FOP= S7 E15N7 W15$ E15 FCP= S7 E11 FCP= E12 N21 W12 S21$ N21 W11 S 14$ N38 UOP= N16 W20 S16 E20$ W20 S10$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	500	
2	0030	BARN,MT	0	100	36	80	2,880.00	UT	10.00	10.00	100	2003	2003	3	100	28,800	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	3,200	

LAND DESCRIPTION

TOTAL OB/XF 32,500

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	100		RSF-	2151.00	150.00	1.00	LT		1.00	1.00	1.25	18,500.00	23,125.00	23,125							

REVIEW DATE 12/14/2016 BY DF Total Acres: 0.52 Total Land Value: 23,125 Market: 0 Agricultural: 0 Common: 23,125 PRINTED 11/07/2025 BY SYS