NE DIV: SW1/4 OF BLOCK 46.

ORB 784-1604, CT 882-1309, 890-1

PONSELL THOMAS/TANNER LESLEY ERIN
349 NE MONTANA ST
LAKE CITY, FL 32025

2026

00-00-00-11005-000

BUILDING CHARACTERISTICS

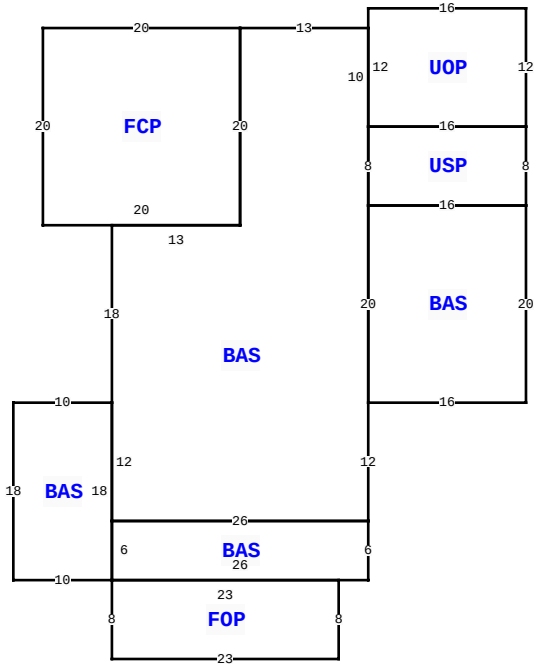
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	810317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	156	100		156	8,044
BAS	180	100		180	9,281
BAS	320	100		320	16,500
BAS	1,040	100		1,040	53,625
FCP	400	25		100	5,156
FOP	184	30		55	2,836
UOP	192	20		38	1,960
USP	128	35		45	2,320
TOTALS	2,600			1,934	99,722

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,934	83.7045	93.75	181,312	1940	1940	10	0	0	35.00	55.00

1 SINGLE FAM 100% - 2018 Heated Area: 1696 HX Base Yr 2018



349 NE MONTANA ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
3	0060	CARPORT F	0	100	18	20	360.00	UT	3.50	3.50	100	2011	2011	3	100	1,260	
4	0060	CARPORT F	0	100	12	22	264.00	UT	3.50	3.50	100	2011	2011	3	100	924	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		99,722
TOTAL MARKET OB/XF VALUE		3,184
TOTAL LAND VALUE - MARKET		6,615
TOTAL MARKET VALUE		109,521
SOH/AGL Deduction		34,224
ASSESSED VALUE		75,297
TOTAL EXEMPTION VALUE	HX HB	50,297
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		109,521
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		109,521

SALE:1:1: PAID TOO MUCH - NEEDS REPAIR

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2308	ADDN SFR	150	09/20/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1342/2188	8/15/2017	WD	Q	I	01	70,000
GRANTOR: ROGER AUSGOOD						
GRANTEE: THOMAS PONSELL & LE						
1342/2186	8/15/2017	QC	U	I	11	100
GRANTOR: ROGER AUSGOOD						
GRANTEE: THOMAS PONSELL & LE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N10 W13 FCP= W20 S20 E20 N20$ S20 W13 S18 BAS= W10 S18 E10 N18$ S12 BAS= S6 FOP= S8 E23 N8 W23$ E26 N6 W26$ E26 N12 BAS= E16 N20 W16 S20$ N20 USP= E16 N8 W16 S8$ N8 UOP= E16 N12 W16 S12$.

LAND DESCRIPTION

TOTAL OB/XF 3,184

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-3	140.00	105.00	14,700.00	SF		1.00	1.00	0.90	0.50	0.45	6,615							

REVIEW DATE 10/27/2015 BY DF Total Acres: 0.34 Total Land Value: 6,615 Market: 0 Agricultural: 0 Common: 6,615 PRINTED 06/26/2026 BY SYS