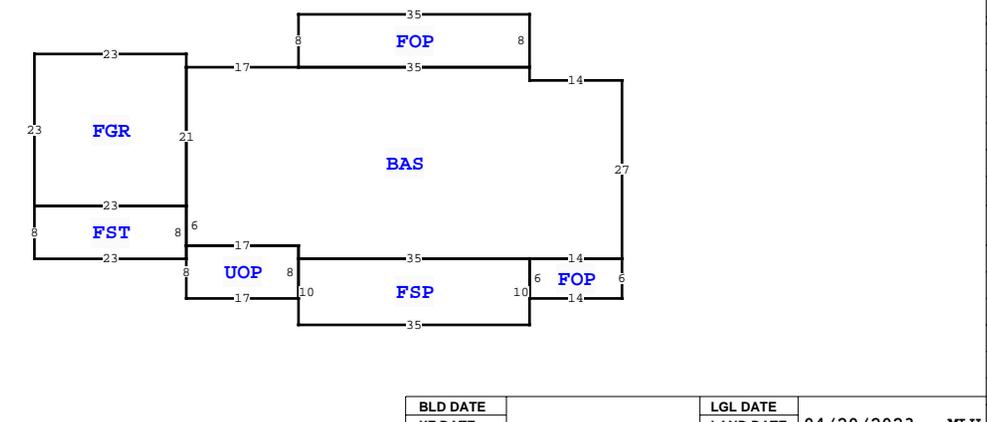


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	3,633	127.7199	145.60	528,965	1985	1985	0	0	35.00	65.00		
2 SINGLE FAM		100% - 0	Heated Area: 2867		HX Base Yr								



Quality	07	07			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	870317.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,852	100		1,852	175,273
FGR	529	55		291	27,541
FOP	84	30		25	2,366
FOP	280	30		84	7,950
FSP	350	40		140	13,250
FST	184	55		101	9,559
FUS	1,015	100		1,015	96,060
UBM	490	20		98	9,275
UOP	136	20		27	2,555
TOTALS	4,920			3,633	343,827

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			343,827
TOTAL MARKET OB/XF VALUE			5,120
TOTAL LAND VALUE - MARKET			127,294
TOTAL MARKET VALUE			476,241
SOH/AGL Deduction			272,843
ASSESSED VALUE			203,398
TOTAL EXEMPTION VALUE	HX HB WX		56,411
BASE TAXABLE VALUE			146,987
TOTAL JUST VALUE			476,241
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			470,220

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1537/1711	4/08/2025	LE	U	I	14	100
GRANTOR: CARPENTER BARBARA C						
GRANTEE: CARPENTER BARBARA C						
1235/0757	5/18/2012	WD	U	I	12	30,000
GRANTOR: CAMPUS USA CREDIT UNI						
GRANTEE: DENNIS & BARBARA C						

EXTRA FEATURES																	
L N	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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	3,000	
3	0083	DOCK-LAKE	0	100	4	50	200.00	UT	11.50	11.50	100	1993	1993	3	40	920	

BUILDING NOTES			
724 SW LAKE MONTGOMERY AVE, LAKE CITY			
BLD DATE		LGL DATE	04/20/2023
XF DATE		LAND DATE	MLU
INC DATE		AG DATE	

BUILDING DIMENSIONS													
FOP= N8 W35 S8 E35\$ BAS= W35W17 FGR= N2 W23 S23 E23 N21\$ S21 FST= W23 S8 E23 N8\$ S6 UOP= S8 E17 N8 W17\$ E17 S2 FSP= S10 E35 N10 W35\$ E35 FOP= S6 E14 N6 W14\$ E14 N27 W14 N2\$ PTR= N30 UBM= N14 W35 S14 E35\$ S30\$ PTR=N30 E50 FUS= N29 W35 S29 E35\$ S30 W50\$.													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0133	C	SFR LAKE	100		*RSF-2	0.00	0.00	135.00	FF		1.00	1.00	0.85	325.00	276.25	37,294							
2	0133	C	SFR LAKE	100		RSF-2	0.00	0.00	60.00	FF		1.00	1.00	0.50	200.00	100.00	6,000							
3	0000	C	VAC RES	100		*RSF-2	0.00	0.00	3.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	84,000							