S DIV: COMM SW COR OF SE1/4 OF S
DEG E 766.59 FT FOR POB, CONT N
FT TO A PT IN LAKE, S 48 DEG W 5

CARPENTER BARBARA ANN
724 SW LAKE MONTGOMERY AVE
LAKE CITY, FL 32055

2026

00-00-00-13987-003

BUILDING CHARACTERISTICS

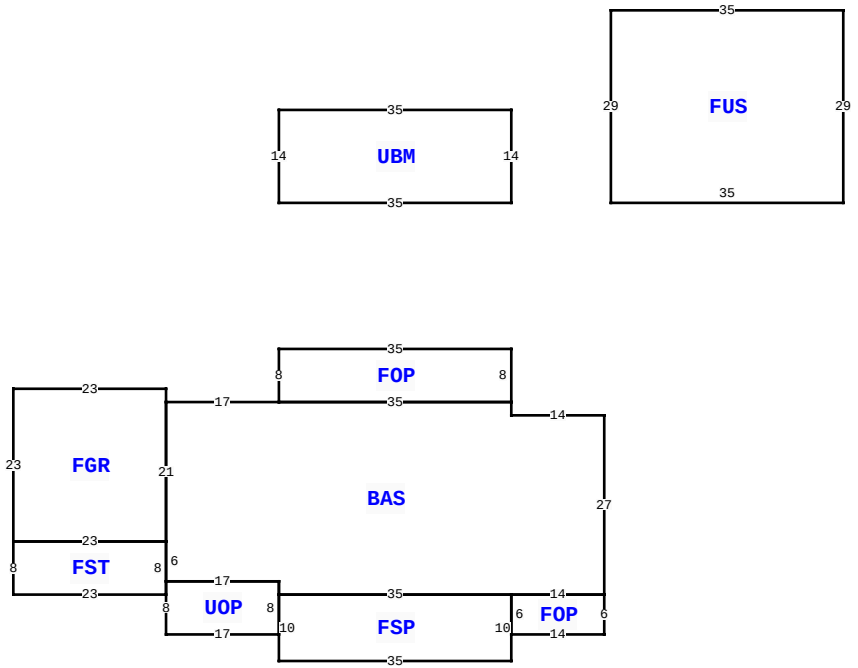
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	172,204
FGR	529	55		291	27,058
FOP	84	30		25	2,324
FOP	280	30		84	7,810
FSP	350	40		140	13,018
FST	184	55		101	9,391
FUS	1,015	100		1,015	94,377
UBM	490	20		98	9,112
UOP	136	20		27	2,510
TOTALS	4,920			3,633	337,806

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	143.05	519,701	1985	1985	0	0	0	35.00	65.00

2 SINGLE FAM 100% - 0 Heated Area: 2867 HX Base Yr



724 SW LAKE MONTGOMERY AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	337,806
TOTAL MARKET OB/XF VALUE	5,120
TOTAL LAND VALUE - MARKET	127,294
TOTAL MARKET VALUE	470,220
SOH/AGL Deduction	266,822
ASSESSED VALUE	203,398
TOTAL EXEMPTION VALUE	HX HB WX 56,411
BASE TAXABLE VALUE	146,987
TOTAL JUST VALUE	470,220
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						

BUILDING NOTES

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$.

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	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	

LAND DESCRIPTION

TOTAL OB/XF 5,120

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	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							

REVIEW DATE 05/17/2024 BY JS Total Acres: 2.72 Total Land Value: 127,294 Market: 0 Agricultural: 0 Common: 127,294 PRINTED 06/22/2026 BY SYS