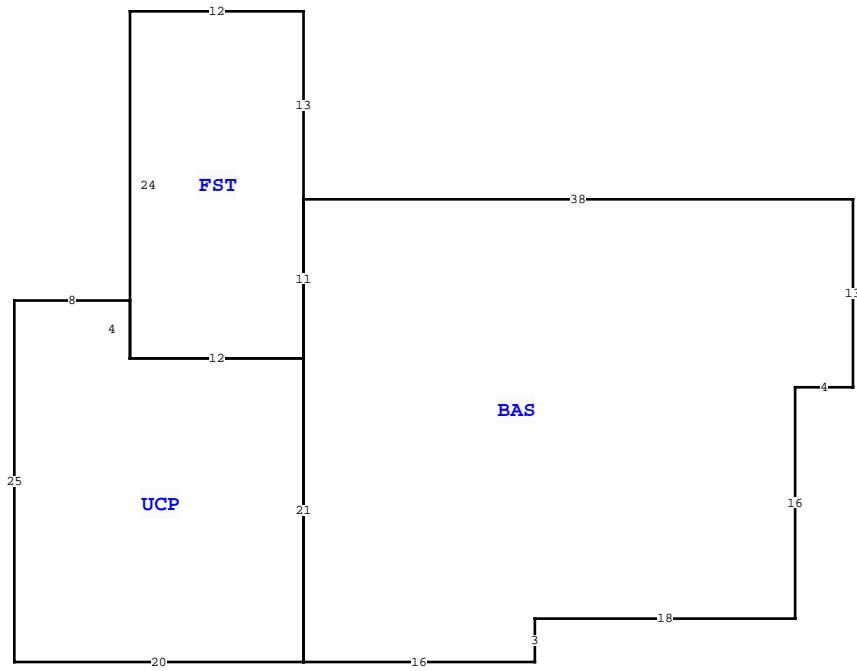




ELEMENT		CD	CONSTRUCTION		
Exterior Wall	03	BELOW AVG.	90		
Exterior Wall	05	AVERAGE	10		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	12	MODULAR MT	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	90		
Interior Floor	06	VINYL ASB	10		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		1	100		
Frame	02	WOOD FRAME	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	06		
NEIGHBORHOOD/LOC	32317.140	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,086	100		1,086	77,324
FST	288	55		158	11,250
UCP	452	20		90	6,408
TOTALS	1,826			1,334	94,982

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	0% - 0			146,126	1940	1940	0	0	35.00	65.00
				Heated Area: 1086			HX Base Yr				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			94,982
TOTAL MARKET OB/XF VALUE			780
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			114,262
SOH/AGL Deduction			0
ASSESSED VALUE			114,262
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			114,262
TOTAL JUST VALUE			114,262
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			114,262

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13-0275	MAINT/ALTR	95	06/26/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1312/0110	3/22/2016	WD Q	Q	I	01	80,000
GRANTOR: VICTORIA LANG AS TRUS						
GRANTEE: JOHN R & CASSANDRA						
1078/1181	3/23/2006	WD Q	Q	I	01	100
GRANTOR: VICTORIA LANG AS TRUS						
GRANTEE: VICTORIA LANG						

EXTRA FEATURES		273 SW MONTGOMERY DR, LAKE CITY														
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	0166	CONC, PAVMT	0	0	0	520.00	UT	1.50	1.50	100	0	0	3	100	780	

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W38 FST= N13 W12 S24 E12 N11\$ S11 UCP= W12 N4 W8 S25 E20 N21\$ S21 E16 N3 E18 N16 E4 N13\$.	

LAND DESCRIPTION		TOTAL OB/XF										780												
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	0100	C	SFR	0		RSF	2106.00	150.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							