S DIV: LOT 4 & E1/2 LOT 5 BLK 1
307-16, DC 798-645, 860-2318, WD

PIERCE JOHN
202 SW AURORA WAY
LAKE CITY, FL 32025

2027

00-00-00-13992-000

BUILDING CHARACTERISTICS

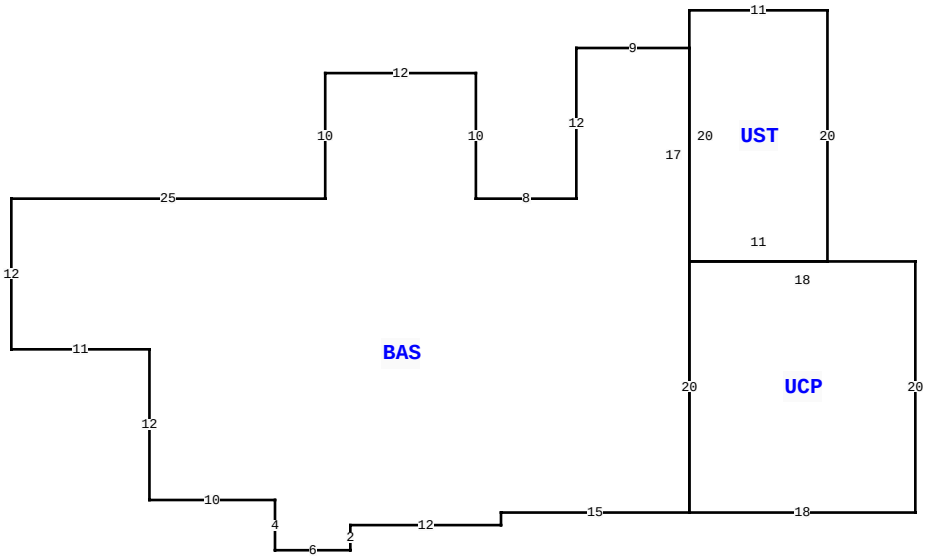
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 50
Interior Wall	05	DRYWALL 50
Interior Floo	09	PINE WOOD 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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 06
NEIGHBORHOOD/LOC	32317.140	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,455	100		1,455	102,066
UCP	360	20		72	5,051
UST	220	45		99	6,945
TOTALS	2,035			1,626	114,061

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,626	98.1090	107.92	175,478	1940	1940	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1455 HX Base Yr



295 SW MONTGOMERY DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	250	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	600	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	114,061
TOTAL MARKET OB/XF VALUE	2,150
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	134,711
SOH/AGL Deduction	0
ASSESSED VALUE	134,711
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	134,711
TOTAL JUST VALUE	134,711
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	136,782

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00378		12,656	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1570/1894	6/15/2026	WD	Q	I	01	62,000
GRANTOR: JOHNSON JERRI LYNN						
GRANTEE: PIERCE JOHN						
1250/2278	3/08/2013	WD	Q	I	01	50,000
GRANTOR: JACK MOTT TRUSTEE						
GRANTEE: JERRI LYNN JOHNSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 S12 W8 N10 W12 S10 W25S12 E11 S12 E10 S4 E6 N2 E12 N1 E15 UCP= E18 N20 W18 S20$ N20 UST= E11 N20 W11 S20$ N17$.

LAND DESCRIPTION

TOTAL OB/XF 2,150

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	0		RSF-2	106.00	150.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 10/25/2016 BY DF Total Acres: 0.37 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/16/2026 BY SYS