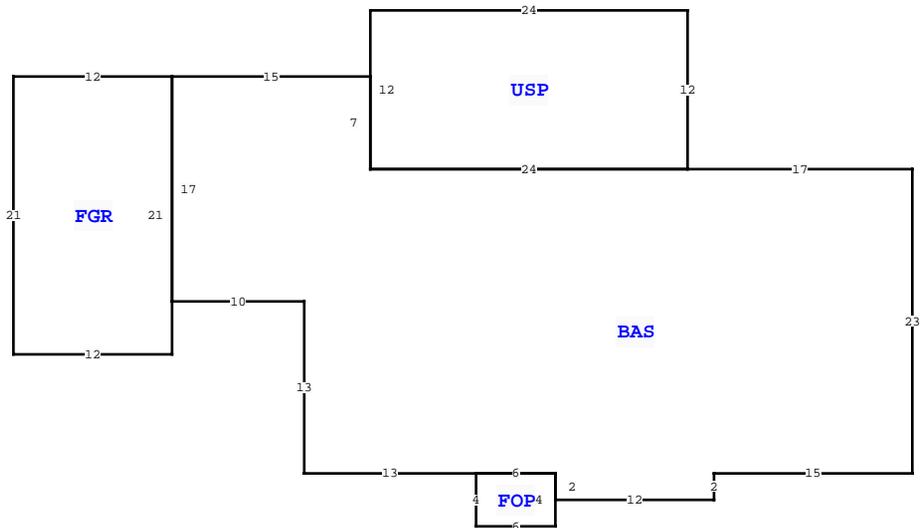


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	05	AVERAGE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,534	113.2200	129.07	197,993	1950	1950	0	0	35.00	65.00		
1 SINGLE FAM 100% - 2025 Heated Area: 1287 HX Base Yr 2025													



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,287	100		1,287	107,973
FGR	252	55		139	11,662
FOP	24	30		7	587
USP	288	35		101	8,473
<b>TOTALS</b>	<b>1,851</b>			<b>1,534</b>	<b>128,695</b>

315 SW MONTGOMERY DR, LAKE CITY

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

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	0166	CONC,PAVMT	0	100	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	

TOTAL OB/XF 100

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	0100	C	SFR	100		RSF-2106.00	150.00		1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	128,695		
TOTAL MARKET OB/XF VALUE	100		
TOTAL LAND VALUE - MARKET	18,500		
TOTAL MARKET VALUE	147,295		
SOH/AGL Deduction	0		
ASSESSED VALUE	147,295		
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE	95,884		
TOTAL JUST VALUE	147,295		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	145,043		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1518/2644	7/08/2024	WD	Q	I	01	161,900
GRANTOR: BELICE ALLEN AKA ALLE						
GRANTEE: HOLLIS BRANDON CHAR						
1518/2642	7/03/2024	PB	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: BELICE ALLEN AKA AL						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W17 USP= N12 W24 S12 E24\$ W24 N7 W15 FGR= W12 S21E12 N21\$ S17E10 S13 E13 FOP= S4 E6 N4 W6\$ E6 S2 E12 N2 E15 N23\$.