

S DIV: LOTS 3 & 4 BLOCK 2 LAKE V  
 NW COR LOT 4, RUN NW TO SEC LINE  
 LINE 290.70 FT, SE TO NW COR LOT

DILDAY MICHAEL PAUL/DILDAY KASEY LEE  
 385 SW MONTGOMERY DR  
 LAKE CITY, FL 32025

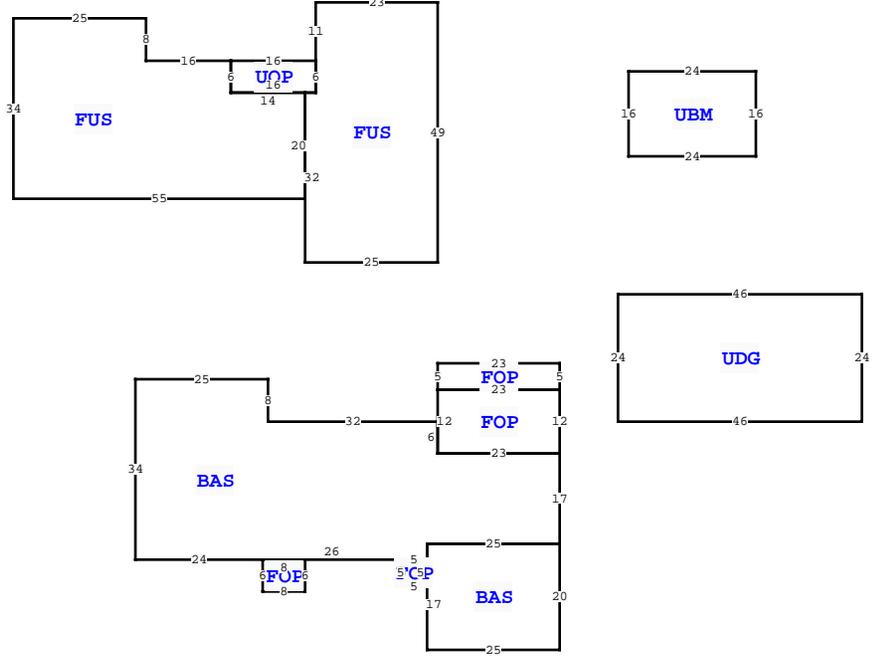
**2026**

00-00-00-13997-000

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 50
Exterior Wall	19 COMMON BRK 50
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	04 PLYWOOD 50
Interior Wall	05 DRYWALL 50
Interior Floor	14 CARPET 80
Interior Floor	12 HARDWOOD 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	5 100
Bathrooms	4.5 100
Frame	01 NONE 100
Stories	2. 100
Architectural	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	05 05
DOR CODE	0100 SINGLE FAMILY

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	6,146	114.3776	130.39	801,377	1946	1980	0	0	10	35.00	55.00

1 SINGLE FAM 100% - 2023 Heated Area: 5304 HX Base Yr 2023



MAP NUM	MKT AREA	06			
32317.140	1.00/				
NEIGHBORHOOD/LOC	32317.140	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	500	100		500	35,857
BAS	2,067	100		2,067	148,234
FOP	25	30		8	574
FOP	48	30		14	1,004
FOP	115	30		34	2,438
FOP	276	30		83	5,952
FUS	1,191	100		1,191	85,412
FUS	1,546	100		1,546	110,871
UBM	384	20		77	5,522
UDG	1,104	55		607	43,531
<b>TOTALS</b>	<b>7,352</b>			<b>6,146</b>	<b>440,757</b>

\*\* This building has 11 Sub-Areas

385 SW MONTGOMERY DR, LAKE CITY

BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE

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	0	1.00	UT	0.00	0.00	100	0	0	3	100	3,000	
2	0170	FPLC 2STRY	0	100	0	0	2.00	UT	2,750.00	2,750.00	100	0	0	3	100	5,500	
3	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
4	0280	POOL R/CON	0	100	16	32	512.00	UT	168.00	168.00	30	1970	1970	3	30	25,805	
5	0119	MASONRY WA	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

TOTAL OB/XF 34,705

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		00	0.00	0.00	240.00	FF		1.00	1.00	1.00	325.00	325.00	78,000							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE			440,757
TOTAL MARKET OB/XF VALUE			34,705
TOTAL LAND VALUE - MARKET			78,000
TOTAL MARKET VALUE			553,462
SOH/AGL Deduction			24,487
ASSESSED VALUE			528,975
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			477,564
TOTAL JUST VALUE			553,462
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			545,722

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1146	MAINT/ALTR	0	12/31/2015
3536	ADDN SFR	70	02/13/2006
012	SFR	50,000	01/27/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1473/1274	8/11/2022	WD	Q	I	01	601,100
GRANTOR: SCRIVENER LIVING TRUS						
GRANTEE: DILDAY MICHAEL PAUL						
1437/1437	5/03/2021	WD	Q	I	01	499,900
GRANTOR: REICHERT RICHARD W						
GRANTEE: SCRIVENER LIVING TR						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[ORIG=0,0] W32 N8 W25 S34 E24 E26 E5 N3 E25 N17 W23 N6 \$
FUS=[ORIG=-25,-62] W14 N6 W16 N8 W25 S34 E55 N20 \$
FUS=[ORIG=0,-30] N49 W23 S11 S6 W2 S32 E25 \$
UDG=[ORIG=80,0] N24 W46 S24 E46 \$
BAS=[ORIG=-2,26] S17 E25 N20 W25 S3 \$
UBM=[ORIG=60,-50] N16 W24 S16 E24 \$
FOP=[ORIG=23,6] N12 W23 S12 E23 \$
FOP=[ORIG=23,-6] N5 W23 S5 E23 \$
UOP=[ORIG=-23,-68] W16 S6 E16 N6 \$
FOP=[ORIG=-33,26] S6 E8 N6 W8 \$
FOP=[ORIG=-7,26] S5 E5 N5 W5 \$