S DIV: LOT 5 & NE 20 FT LOT 6 RE
2 LAKE VILLAS S/D.

BOND SUZANNA KAY
423 SW MONTGOMERY DR
LAKE CITY, FL 32055

2027

00-00-00-13999-000

BUILDING CHARACTERISTICS

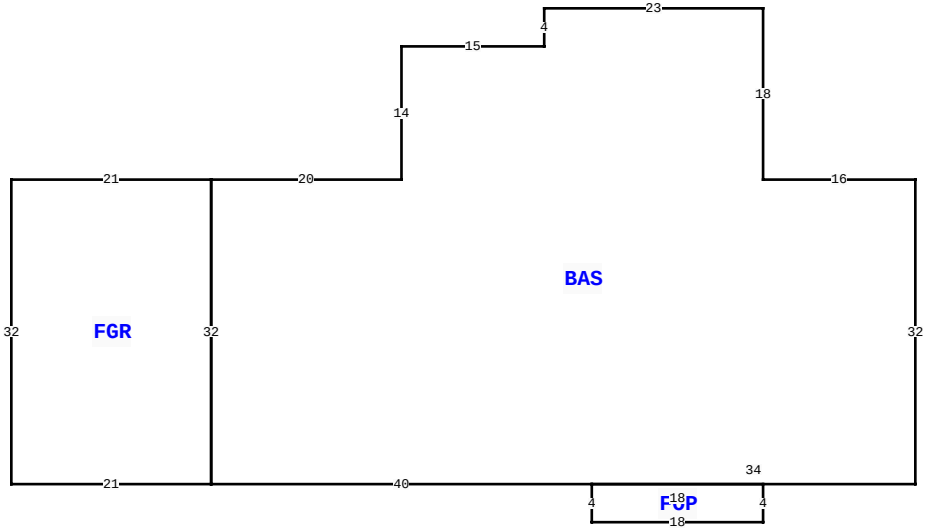
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
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	2,992	100		2,992	217,118
FGR	672	55		370	26,850
FOP	72	30		22	1,596
TOTALS	3,736			3,384	245,564

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,384	101.4885	111.64	377,790	1950	1975	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2023 Heated Area: 2992 HX Base Yr 2023



423 SW MONTGOMERY DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
3	0280	POOL R/CON	0	100	16	32	512.00	UT	87.50	87.50	100	1975	1975	3	40	17,920	
4	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	245,564
TOTAL MARKET OB/XF VALUE	21,220
TOTAL LAND VALUE - MARKET	39,000
TOTAL MARKET VALUE	305,784
SOH/AGL Deduction	10,299
ASSESSED VALUE	295,485
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	244,074
TOTAL JUST VALUE	305,784
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	310,248

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1439/1358	5/27/2021	WD	Q	I	01	275,000
GRANTOR: REICHERT MARY EDNA TR						
GRANTEE: BOND SUZANNA KAY						
1380/0936	3/05/2019	WD	U	I	11	0
GRANTOR: MARY EDNA REICHERT						
GRANTEE: MARY EDNA REICHERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 N18 W23 S4 W15 S14 W20 FGR= W21 S32 E21 N32$ S32E40
FOP= S4 E18 N4 W18$ E34 N32 $.

LAND DESCRIPTION

TOTAL OB/XF 21,220

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		00	0.00	0.00	120.00	FF		1.00	1.00	1.00	325.00	325.00	39,000							

REVIEW DATE 10/25/2016 BY DF Total Acres: 0.00 Total Land Value: 39,000 Market: 0 Agricultural: 0 Common: 39,000 PRINTED 11/17/2026 BY SYS