

S DIV: SW 78 FT LOT 6 & LOT 7 RE
LAKE VILLAS S/D & BEG AT NE COR
SE1/4 & BLK 313 OF SEC 31-3S-17,

JONES LINDA F
449 SW MONTGOMERY DR
LAKE CITY, FL 32025

2026

00-00-00-14000-000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	04 PLYWOOD 50
Interior Wall	05 DRYWALL 50
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	4 100
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	07 07
DOR CODE	0100 SINGLE FAMILY

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,842	123.9700	138.85	533,462	1951	1990		0	0	35.00	65.00
1 SINGLE FAM 100% - 2005 Heated Area: 3075 Unexpected EOF () at line 1:4 inside area NULL. Expecting COLON or EQUAL. HX Base Yr 2005												

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			346,750
TOTAL MARKET OB/XF VALUE			15,750
TOTAL LAND VALUE - MARKET			45,500
TOTAL MARKET VALUE			408,000
SOH/AGL Deduction			95,167
ASSESSED VALUE			312,833
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			261,422
TOTAL JUST VALUE			408,000
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			413,335

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	3,075	100		3,075	277,527
FOP	137	30		41	3,700
UGR	1,080	45		486	43,863
UOP	560	20		112	10,108
UST	285	45		128	11,552
TOTALS	5,137			3,842	346,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047533	Remodel	15,970	06/23/2023
000046901	Roof Replacement	6,100	04/05/2023
1362	ADDN SFR	50	08/04/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1021/2700	7/21/2004	WD	Q	I		240,000
GRANTOR: MARY DARLENE ADAMS						
GRANTEE: PARK T & LINDA JONE						
0833/1619	12/31/1996	WD	Q	I		157,714
GRANTOR: CAROL ANN NACH & CHAR						
GRANTEE: MARY D ADAMS						

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	UT	1.00	0.00	100	0	0	3	100	2,500	
2	0170	FPLC 2STRY	0	100	0	0	UT	2,750.00	2,750.00	100	0	0	3	100	2,750	
3	0300	TENNIS CRT	0	100	0	0	UT	0.00	0.00	100	0	0	3	100	6,500	
4	0080	DECKING	0	100	0	0	UT	0.00	0.00	100	0	0	3	100	2,500	
5	0166	CONC, PAVMT	0	100	0	0	UT	0.00	0.00	100	2011	2011	3	100	1,500	

TOTAL OB/XF			15,750													
449 SW MONTGOMERY DR, LAKE CITY																
BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE						

BUILDING NOTES												
NULL												

LAND DESCRIPTION													TOTAL OB/XF 15,750													
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	0133	C	SFR LAKE	100		00	0.00	0.00	140.00	FF		1.00	1.00	1.00	325.00	325.00	45,500									