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,

VANN-NELSON RACHEL
449 SW MONTGOMERY DR
LAKE CITY, FL 32025

2027

00-00-00-14000-000

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	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	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
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	272,570
FOP	137	30		41	3,634
UGR	1,080	45		486	43,079
UOP	560	20		112	9,927
UST	285	45		128	11,346
TOTALS	5,137			3,842	340,557

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	136.37	523,934	1951	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2005 Heated Area: 3075 HX Base Yr 2005

Unexpected EOF () at line 1:4 inside area NULL. Expecting COLON or EQUAL.

449 SW MONTGOMERY DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		340,557
TOTAL MARKET OB/XF VALUE		15,750
TOTAL LAND VALUE - MARKET		45,500
TOTAL MARKET VALUE		401,807
SOH/AGL Deduction		79,589
ASSESSED VALUE		322,218
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		270,807
TOTAL JUST VALUE		401,807
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		408,000

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
1582/295	11/13/2026	WD	Q	I	01	400,000
GRANTOR: JONES LINDA F						
GRANTEE: VANN-NELSON RACHEL						
1021/2700	7/21/2004	WD	Q	I		240,000
GRANTOR: MARY DARLENE ADAMS						
GRANTEE: PARK T & LINDA JONE						

BUILDING NOTES

BUILDING DIMENSIONS

NULL

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

LAND DESCRIPTION

TOTAL OB/XF 15,750

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	140.00	FF		1.00	1.00	1.00	325.00	325.00	45,500							

REVIEW DATE 06/30/2023 BY HC Total Acres: 0.00 Total Land Value: 45,500 Market: 0 Agricultural: 0 Common: 45,500 PRINTED 11/17/2026 BY SYS