S DIV: LOT 13 & 40 FT OFF SW SID
OF BLK 2 LAKE VILLAS S/D.

ADAMS NICHOLAS D
404 SW MONTGOMERY DR
LAKE CITY, FL 32025

2027

00-00-00-14008-000

BUILDING CHARACTERISTICS

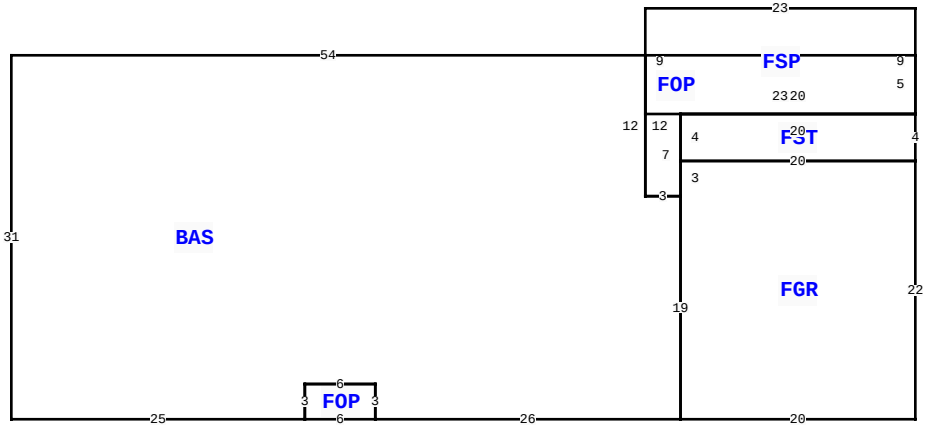
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	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	1,713	100		1,713	139,125
FGR	440	55		242	19,655
FOP	18	30		5	406
FOP	136	30		41	3,330
FSP	207	40		83	6,741
FST	80	55		44	3,574
TOTALS	2,594			2,128	172,831

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,128	113.5870	124.95	265,894	1957	1957	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1713 HX Base Yr



404 SW MONTGOMERY DR, LAKE CITY

BLD DATE		LGL DATE	04/21/2023 MLU
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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	300	
5	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	200	
6	0294	SHED WOOD/	0	0	8	10	80.00	UT	7.50	7.50	100	2003	2003	3	100	600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	172,831
TOTAL MARKET OB/XF VALUE	4,800
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	196,131
SOH/AGL Deduction	0
ASSESSED VALUE	196,131
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	196,131
TOTAL JUST VALUE	196,131
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	199,271

SALE:3:1: LOT 13 & 40 FT LOT 16 BLK 2 LAKE VILLA S

SALE:2:1: SEE NOTE SCREEN

SALE:1:1: LOT 13 & PART OF LOT 16 BLOCK 2

XFOB:1:1: DOR 1998

PERMIT NUM	DESCRIPTION	AMT	ISSUED
042	REMODEL	2,000	09/11/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1347/2039	11/08/2017	WD	Q	I	01	115,500
GRANTOR: JO ANN HALEY REVOCABL						
GRANTEE: NICHOLAS D ADAMS						
1257/1832	7/08/2013	WD	U	I	11	100
GRANTOR: JO ANN HALEY						
GRANTEE: THE JO ANN HALEY RE						

BUILDING NOTES

BUILDING DIMENSIONS

FOP= N5 W23 S12 E3 N7 E20$ FST= W20 S4 FGR= S3 BAS= W3N12 W54 S31 E25 FOP= E6 N3 W6S3$ N3 E6 S3 E26 N19$ S19 E20 N22 W20$ E20 N4$ FSP= N9 W23 S9 E23$.

LAND DESCRIPTION

TOTAL OB/XF 4,800

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	0100	C	SFR	0		RSF-2	145.00	115.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 10/25/2016 BY DF Total Acres: 0.38 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS