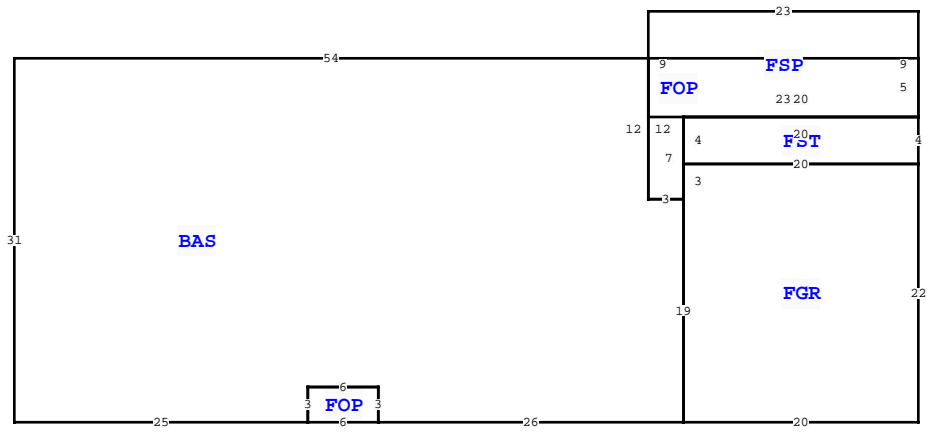


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	11 BD/BTN AVG 80
Exterior Wall	19 COMMON BRK 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 90
Interior Floor	15 HARDTILE 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 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

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	127.22	270,724	1957	1957	0	0	0	35.00	65.00		
1 SINGLE FAM 0% - 0 Heated Area: 1713 HX Base Yr														



DOR CODE		MKT AREA			
0100	SINGLE FAMILY		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	141,653
FGR	440	55		242	20,012
FOP	18	30		5	413
FOP	136	30		41	3,390
FSP	207	40		83	6,863
FST	80	55		44	3,639
TOTALS	2,594			2,128	175,971

404 SW MONTGOMERY DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023
INC DATE		AG DATE	MLU

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	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	

TOTAL OB/XF 4,800

LAND DESCRIPTION																								
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	0100	C	SFR	0		RSF	2145.00	115.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1			Tax Dist:
BUILDING MARKET VALUE			175,971
TOTAL MARKET OB/XF VALUE			4,800
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			199,271
SOH/AGL Deduction			0
ASSESSED VALUE			199,271
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			199,271
TOTAL JUST VALUE			199,271
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	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\$.