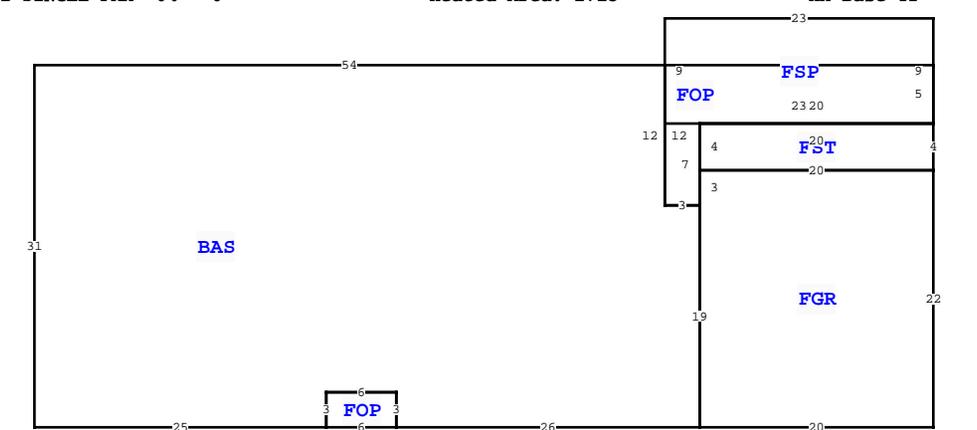




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	11 BD/BTN AVG 80
Exterior Wall	19 COMMON BRK 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 90
Interior Floor	15 HARDTILE 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 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
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	2,128	113.5870	129.49	275,555	1957	1957	0	0	0	35.00	65.00		



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	144,180
FGR	440	55		242	20,369
FOP	18	30		5	421
FOP	136	30		41	3,451
FSP	207	40		83	6,986
FST	80	55		44	3,704
TOTALS	2,594			2,128	179,111

TOTAL OB/XF														4,800			
L	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	

EXTRA FEATURES		404 SW MONTGOMERY DR, LAKE CITY															
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE												
						04/21/2023	MLU										

LAND DESCRIPTION		TOTAL OB/XF														4,800									
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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				PAGE 1 of 1	1
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 1		Tax Dist:			
BUILDING MARKET VALUE		179,111			
TOTAL MARKET OB/XF VALUE		4,800			
TOTAL LAND VALUE - MARKET		18,500			
TOTAL MARKET VALUE		202,411			
SOH/AGL Deduction		0			
ASSESSED VALUE		202,411			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		202,411			
TOTAL JUST VALUE		202,411			
NCON VALUE		0			
INCOME VALUE		0			
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\$.