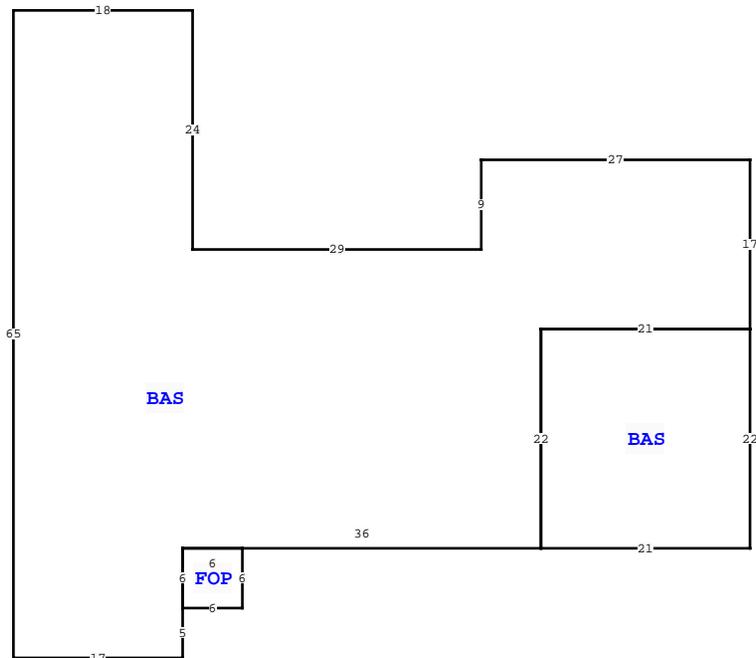


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall		N/A	100
Interior Floor	14	CARPET	80
Interior Floor	13	LAM/VNLPLK	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		4.5	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	02	02	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
BAS	462	100	
BAS	2,620	100	
FOP	36	30	
TOTALS	3,118		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2020								
				Heated Area:	3082			HX Base Yr	2020		



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			212,887
TOTAL MARKET OB/XF VALUE			45,569
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			280,956
SOH/AGL Deduction			67,589
ASSESSED VALUE			213,367
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			161,956
TOTAL JUST VALUE			280,956
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			277,307

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2020-00535	POOL		11/13/2020
783	MAINT/ALTR	0	08/25/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1398/2393	11/12/2019	WD	Q	I	01	175,000

GRANTOR: ROBERT A JR & ROBLEY
GRANTEE: VICTOR LAMAR & JESS

EXTRA FEATURES		346 SW MONTGOMERY DR, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0166	CONC, PAVMT	0 100
2	0190	FPLC PF	0 100
3	0296	SHED METAL	0 100
4	0280	POOL R/CON	0 100
5	0280	POOL R/CON	0 100
6	0166	CONC, PAVMT	0 100

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/14/2026		MLU

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	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0296	SHED METAL	0 100	10	12	120.00	UT	5.00	5.00	25	1993	1993	3	25	150	
4	0280	POOL R/CON	0 100	36	18	576.00	UT	70.00	70.00	100	2022	2021		93	37,498	
5	0280	POOL R/CON	0 100	8	6	48.00	UT	70.00	70.00	100	2022	2021		93	3,125	
6	0166	CONC, PAVMT	0 100	0	0	1,298.00	UT	2.00	2.00	100	2022	2021		100	2,596	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W27 S9 W29 N24 W18 S65 E17 N5 FOP= E6 N6 W6 S6\$ N6 E36	
BAS= E21 N22 W21 S22\$ N22E21 N17\$.	

LAND DESCRIPTION		TOTAL OB/XF															45,569							
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	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							