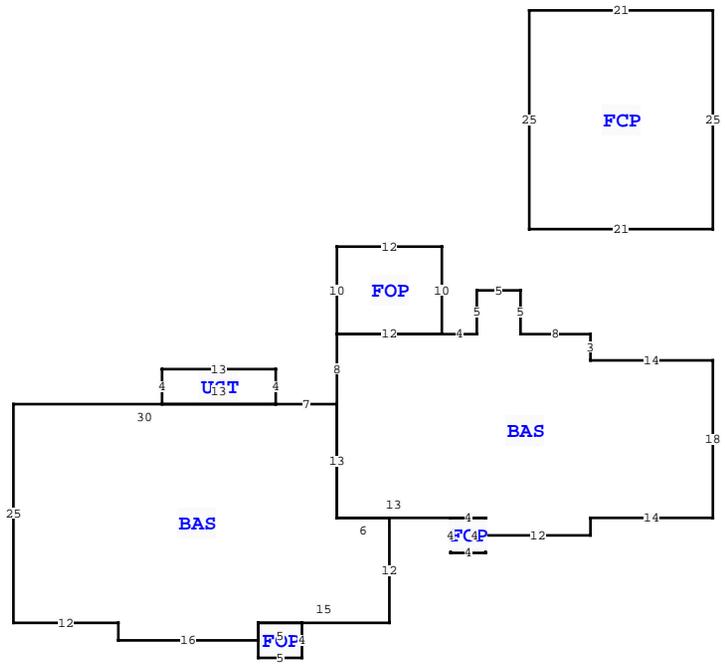


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	08	IRREGULAR	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Frame		N/A	100
Story Height		0	100
RMS		0	100
Stories	1.	1.	100
Units		2	100
Condition Adj	03	03	100
Kitchen Adjus	02	02	100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	DUPLX	0%	- 2021									
				Heated Area: 1939			HX Base Yr					



Quality		DOR CODE		MAP NUM		NEIGHBORHOOD/LOC	
05	05	0800	MULTI-FAM <10		06	32317.140	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE		
BAS	910	100		910	48,217		
BAS	1,029	100		1,029	54,522		
FCP	525	25		131	6,941		
FOP	16	30		5	265		
FOP	20	30		6	318		
FOP	120	30		36	1,908		
UST	52	45		23	1,219		
<b>TOTALS</b>	<b>2,672</b>			<b>2,140</b>	<b>113,388</b>		

282 SW MONTGOMERY DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026
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
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		113,388	
TOTAL MARKET OB/XF VALUE		1,700	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		160,088	
SOH/AGL Deduction		1,148	
ASSESSED VALUE		158,940	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		158,940	
TOTAL JUST VALUE		160,088	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		145,786	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045673	Remodel	11,000	10/12/2022
485	MAINT/ALTR	50	11/22/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1455/1083	12/14/2021	LE	U	I	14	100
GRANTOR: WOODARD ROBERT W (ENH)						
GRANTEE: ROBERT W & SUSAN C						
1411/1984	5/15/2020	WD	Q	I	01	125,000
GRANTOR: JOSEPH P & SUSAN W CR						
GRANTEE: ROBERT W & SUSAN C						

BUILDING NOTES												
----------------	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS												
BAS= W14 N3 W8 N5 W5 S5 W4 FOP= N10 W12 S10 E12\$ W12 S8 BAS= W7 UST= N4 W13 S4 E13 \$ W30 S25E12 S2 E16 FOP= S2 E5 N4 W5 S2\$ N2 E15 N12 W6 N13\$ S13 E13 FOP= S4 E4 N4 W4\$ E4 S2 E12 N2 E14 N18 \$ PTR=N15 FCP= W21 N25 E21 S25\$ S15\$.												

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	0800	C	MULTI-FAM	0		RSF	2185.00	125.00	2.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	45,000								