LOT 6 BLOCK 4 LAKE FOREST S/D UN
344-576, 804-2454, DC 842-1892,

BOSCH LESLIE L
931 SW LAKE MONTGOMERY AVE
LAKE CITY, FL 32025

2027

06-4S-17-07861-000

BUILDING CHARACTERISTICS

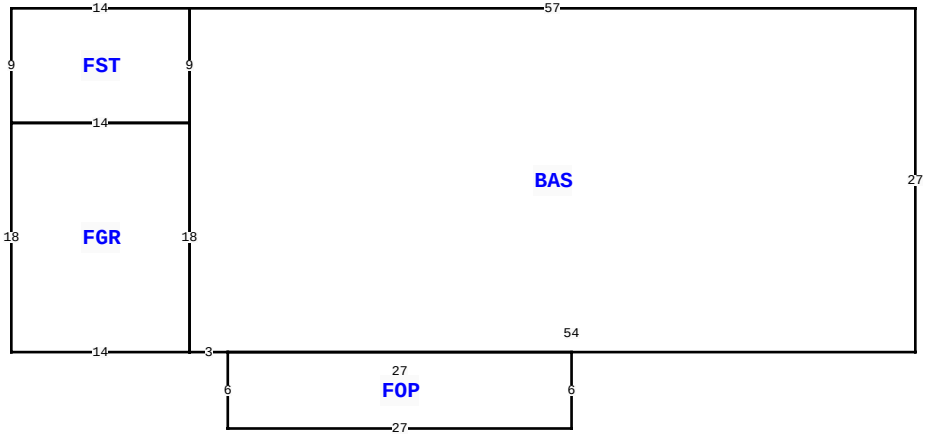
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	6417.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,539	100		1,539	139,219
FGR	252	55		139	12,574
FOP	162	30		49	4,432
FST	126	55		69	6,242
TOTALS	2,079			1,796	162,467

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,796	126.5180	139.17	249,949	1961	1961	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2024 Heated Area: 1539 HX Base Yr 2024



931 SW LAKE MONTGOMERY AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
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	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0296	SHED METAL	0	100	10	10	1.00	UT	0.00	0.00	100	1993	1993	3	100	150	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		162,467
TOTAL MARKET OB/XF VALUE		1,250
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		182,217
SOH/AGL Deduction		0
ASSESSED VALUE		182,217
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		130,806
TOTAL JUST VALUE		182,217
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		185,170

SALE:1:1: LOT 6 BLK 4 LAKE FOREST UNIT I

LAND:1:1: 194.53 X 94 (100 EFF. FF)

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1578/2440	9/29/2026	QC	U	I	11	100
GRANTOR: VALLIERE KELLY A						
GRANTEE: BOSCH LESLIE L						
1484/798	2/02/2023	WD	Q	I	01	200,000
GRANTOR: SIMPKINS SHARON ANNE						
GRANTEE: BOSCH LESLIE L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W57 FST= W14 S9 E14 N9$S9 FGR= W14 S18 E14 N18$ S18 E3
FOP= S6 E27 N6 W27$ E54 N27$.

LAND DESCRIPTION

TOTAL OB/XF 1,250

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	100		*RSF-2	94.00	94.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 03/13/2023 BY ME Total Acres: 0.42 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS