LOT 8 BLOCK 8 LAKE FOREST UNIT 4

642-329, WD 1300-643, WD 1368-15

KREIENHEDER MATTHEW/KREIENHEDER CRYSTAL
1223 SW LAKE MONTGOMERY AVE
LAKE CITY, FL 32025

2026

06-4S-17-07926-001

BUILDING CHARACTERISTICS

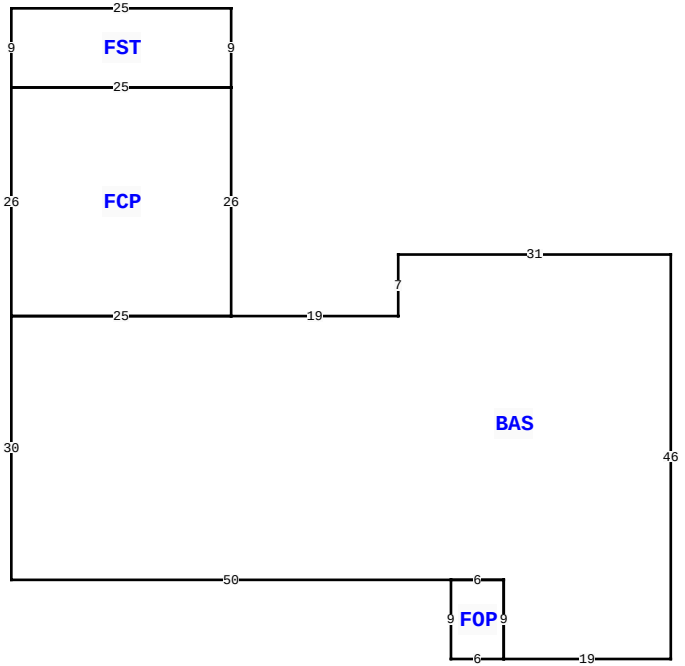
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	2,638	100		2,638	206,896
FCP	650	25		162	12,706
FOP	54	30		16	1,255
FST	225	55		124	9,725
TOTALS	3,567			2,940	230,581

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,940	107.7300	120.66	354,740	1965	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2024 Heated Area: 2638 HX Base Yr 2024



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

1223 SW LAKE MONTGOMERY AVE, LAKE CITY

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	0	0	3	100	600	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		230,581
TOTAL MARKET OB/XF VALUE		900
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		249,981
SOH/AGL Deduction		1,032
ASSESSED VALUE		248,949
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		197,538
TOTAL JUST VALUE		249,981
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		249,981

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1430/1461	8/24/2020	QC	U	I	11	100
GRANTOR: KREIENHEDER MATTHEW						
GRANTEE: KREIENHEDER MATTHEW						
1368/0153	8/29/2018	WD	Q	I	01	175,600
GRANTOR: CARL JEROME & SILVIA						
GRANTEE: MATTHEW & CRYSTAL K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 S7 W19 FCP= N26 FST= N9W25 S9 E25$ W25 S26 E25$ W25 S30 E50 FOP= S9 E6 N9 W6$ E6 S9 E19 N46$.

LAND DESCRIPTION

TOTAL OB/XF 900

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	116.00	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 09/15/2016 BY DF Total Acres: 0.33 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 06/22/2026 BY SYS