LOT 7 BLOCK 9 LAKE FOREST S/D UN

ORB 630-210, 798-381, 937-2079,

SUND JACQUELINE/SUND GREGORY
1054 SW LAKE MONTGOMERY AVE
LAKE CITY, FL 32025

2027

06-4S-17-07931-007

BUILDING CHARACTERISTICS

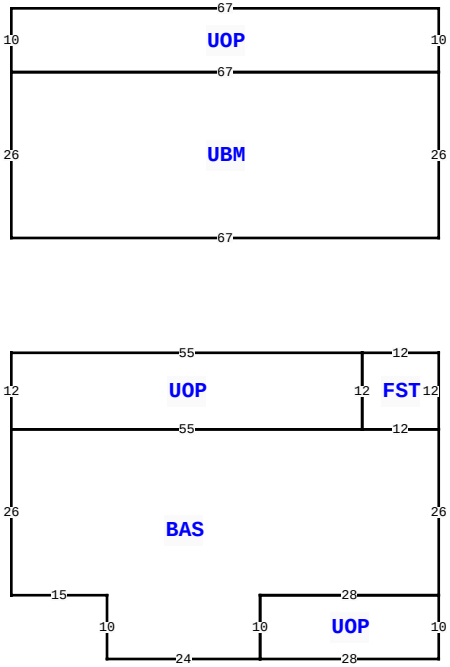
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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	1,982	100		1,982	161,411
FST	144	55		79	6,434
UBM	1,742	20		348	28,341
UOP	280	20		56	4,560
UOP	660	20		132	10,750
UOP	670	20		134	10,913
TOTALS	5,478			2,731	222,409

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,731	113.9040	125.29	342,167	1987	1987	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2018 Heated Area: 1982 HX Base Yr 2018



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

1054 SW LAKE MONTGOMERY AVE, LAKE CITY

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	222,409
TOTAL MARKET OB/XF VALUE	18,576
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	259,485
SOH/AGL Deduction	76,993
ASSESSED VALUE	182,492
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	131,081
TOTAL JUST VALUE	259,485
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	263,532

SALE:1:1: LOT 7 BLK 9 LAKE FOREST UNIT 4

PERMIT NUM	DESCRIPTION	AMT	ISSUED
763	POOL	50	07/19/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1349/2341	12/12/2017	QC	U	I	11	100
GRANTOR: NETTIE M DAVIS						
GRANTEE: JACQUELINE & GREGOR						
0937/2079	10/10/2001	WD	Q	I	03	187,500
GRANTOR: ZARRELLA/HALL						
GRANTEE: NETTIE M DAVIS						

BUILDING NOTES

BUILDING DIMENSIONS

FST= N12 W12 S12 E12$ BAS= W12 UOP= N12 W55 S12 E55$ W55 S26 E15 S10 E24 UOP= E28 N10 W28 S10$ N10 E28 N26$ PTR=N30 UBM= N26 UOP= N10 W67 S10 E67$ W67 S26 E67$ S30$.

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	1,500	
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	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
4	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1996	1996	3	40	14,336	
5	0166	CONC,PAVMT	0	100	0	0	760.00	UT	1.50	1.50	100	1996	1996	3	100	1,140	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 18,576

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	117.00	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: 0.34 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/16/2026 BY SYS