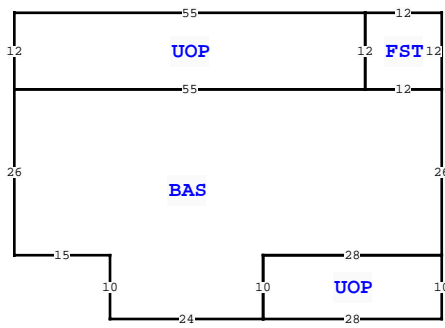
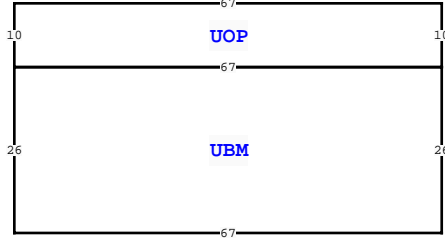




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG. 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3 100
Frame	01 NONE 100
Stories	1.5 1.5 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

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	127.57	348,394	1987	1987	0	0	35.00	65.00	

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



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,982	100		1,982	164,349
FST	144	55		79	6,551
UBM	1,742	20		348	28,856
UOP	280	20		56	4,644
UOP	660	20		132	10,945
UOP	670	20		134	11,111
TOTALS	5,478			2,731	226,456

1054 SW LAKE MONTGOMERY AVE, LAKE CITY, FL 32025

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023
MNC 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	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	

TOTAL OB/XF 18,576

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	217.00	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

COLUMBIA COUNTY PROPERTY PAGE 1 of 1

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		226,456
TOTAL MARKET OB/XF VALUE		18,576
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		263,532
SOH/AGL Deduction		86,355
ASSESSED VALUE		177,177
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		125,766
TOTAL JUST VALUE		263,532
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\$.