LOTS 1 & 2 BLOCK 9 LAKE FOREST S
1.

AQUINO JEFFREY ALEMAR/VARGAS MIGDALIA RODRIGUEZ
1152 SW LAKE MONTGOMERY AVE
LAKE CITY, FL 32025

2027

06-4S-17-07932-000

BUILDING CHARACTERISTICS

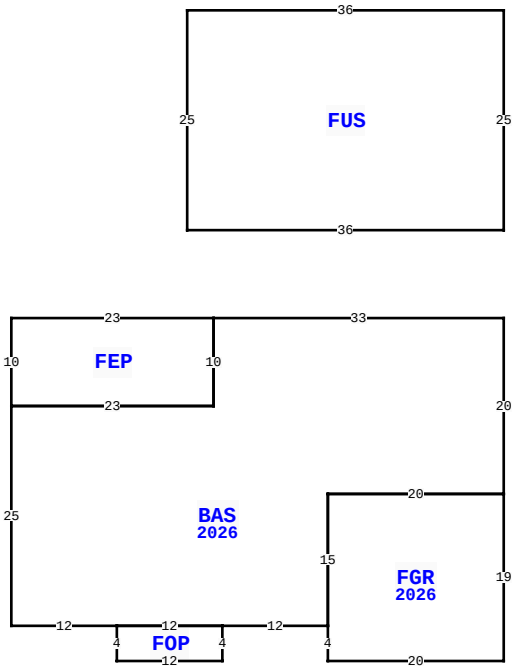
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	1,430	100	2026	1,430	117,833
FEP	230	80		184	15,162
FGR	380	55	2026	209	17,222
FOP	48	30		14	1,154
FUS	900	100		900	74,160
TOTALS	2,988			2,737	225,530

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,737	115.2480	126.77	346,969	1965	1965	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 2330 HX Base Yr 2022



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

1152 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	230	
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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	400	
5	0280	POOL R/CON	0	100	32	17	544.00	UT	70.00	70.00	100	2026	2025		98	37,318	
6	0080	DECKING	0	100	0	0	1,232.00	UT	8.00	8.00	100	2026	2025		100	9,856	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	225,530
TOTAL MARKET OB/XF VALUE	49,204
TOTAL LAND VALUE - MARKET	40,500
TOTAL MARKET VALUE	315,234
SOH/AGL Deduction	60,365
ASSESSED VALUE	254,869
TOTAL EXEMPTION VALUE	HX HB DX 14 254,869
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	315,234
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	319,344

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048229	Swimming Pool and	6,000	09/20/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1421/2681	10/13/2020	WD	Q	I	05	220,000
GRANTOR: CAROLE K ROBERTSON						
GRANTEE: JEFFREY A AQUINO &						
1410/2644	4/29/2020	LE	U	I	14	0
GRANTOR: CAROLE K ROBERTSON (E						
GRANTEE: JANET CAROLE ROBERT						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[ORIG=0,-20] N25 W36 S25 E36 $
FEP=[ORIG=-33,-10] W23 S10 E23 N10 $
FOP=[ORIG=-44,25] S4 E12 N4 W12 $
BAS=[YR=2026;ORIG=0,-10] W33 S10 W23 S25 E12 E12 E12 N15 E20 N20 $
FGR=[YR=2026;ORIG=0,10] W20 S15 S4 E20 N19 $
PTR=[ORIG=0,0] N20 S20 $
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LAND DESCRIPTION

TOTAL OB/XF 49,204

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	90.00	125.00	1.00	LT		1.00	1.00	0.90	22,500.00	20,250.00	20,250							
2	0000	C	VAC RES	100		*RSF-2	116.00	133.00	1.00	LT		1.00	1.00	0.90	22,500.00	20,250.00	20,250							

REVIEW DATE 09/15/2016 BY DF Total Acres: 0.61 Total Land Value: 40,500 Market: 0 Agricultural: 0 Common: 40,500 PRINTED 11/16/2026 BY SYS