LOT 3 BLOCK 9 LAKE FOREST S/D UN
577-325, 696-820, 700-709, 758-1

ROWE PAUL ALLEN JR/ROWE JOEY MARIE
1130 SW LAKE MONTGOMERY AVE
LAKE CITY, FL 32025

2027

06-4S-17-07933-000

BUILDING CHARACTERISTICS

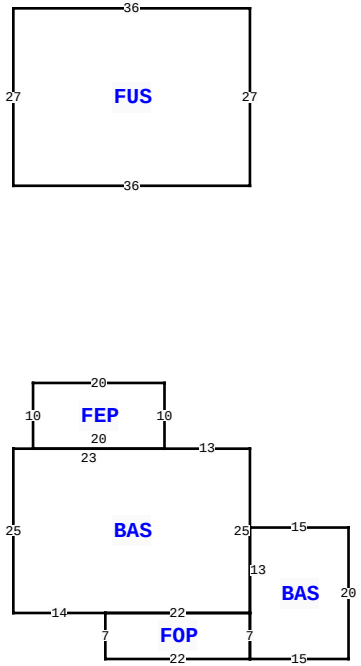
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	2.	2. 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	300	100		300	28,072
BAS	900	100		900	84,217
FEP	200	80		160	14,972
FOP	154	30		46	4,304
FUS	972	100		972	90,954
TOTALS	2,526			2,378	222,519

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,378	130.8730	143.96	342,337	1965	1965	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 2172 HX Base Yr 2022



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

1130 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	1981	1981	3	100	180	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	1981	1981	3	100	60	
3	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1993	1993	3	40	14,336	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	222,519
TOTAL MARKET OB/XF VALUE	15,976
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	256,995
SOH/AGL Deduction	26,162
ASSESSED VALUE	230,833
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	179,422
TOTAL JUST VALUE	256,995
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	261,045

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045183	Solar Power Syste	58,599	08/16/2022
107	MAINT/ALTR	50	03/27/2014
057	ADDN SFR	4,430	10/07/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1433/2569	3/31/2021	WD	Q	I	01	210,000
GRANTOR: DAVIS RUSSELL A						
GRANTEE: ROWE PAUL ALLEN JR						
1181/2324	9/11/2009	WD	U	I	12	74,900
GRANTOR: AURORA LOAN SERVICES						
GRANTEE: RUSSELL A DAVIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FEP= N10 W20 S10 E20$ W23 S25 E14 FOP= S7 E22 N7 W22$ E22 BAS= S7 E15 N20 W15 S13$ N25$ PTR=N40 FUS= N27 W36 S27 E36$ S40$.

LAND DESCRIPTION

TOTAL OB/XF 15,976

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	0.00	0.00	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: 0.24 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS