LOT 8 BLOCK 9 LAKE FOREST S/D
UNIT 4 PLAT 1.

AIELLO FRANCIS J/AIELLO ROSE ANN
1032 SW LAKE MONTGOMERY AVE
LAKE CITY, FL 32025

2026

06-4S-17-07935-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

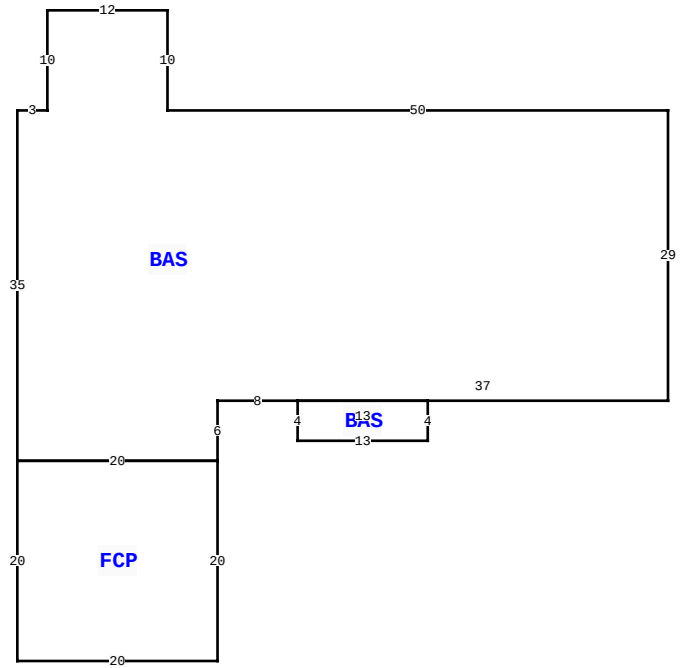
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	06	06
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	52	100		52	5,038
BAS	2,125	100		2,125	205,885
FCP	400	25		100	9,689
TOTALS	2,577			2,277	220,612

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,277	121.4136	138.41	315,160	1966	1995	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2004 Heated Area: 2177 HX Base Yr 2004



1032 SW LAKE MONTGOMERY AVE, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		220,612
TOTAL MARKET OB/XF VALUE		900
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		240,012
SOH/AGL Deduction		76,336
ASSESSED VALUE		163,676
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		112,265
TOTAL JUST VALUE		240,012
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		239,234

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1572	ADDN SFR	25	07/21/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1291/2356	3/25/2015	LE	U	I	14	100
GRANTOR: FRANCIS J & ROSE ANN						
GRANTEE: FRANCIS J & ROSE AN						
0997/1722	10/14/2003	WD	Q	I		139,900
GRANTOR: GREGORY N & SUZANNE H						
GRANTEE: FRANCIS J & ROSE AN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 N10 W12 S10 W3 S35 FCP= S20 E20 N20 W20$ E20 N6 E8
BAS= S4 E13 N4 W13$ E37 N29$.

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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

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	110.00	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: 0.32 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 05/08/2026 BY SYS