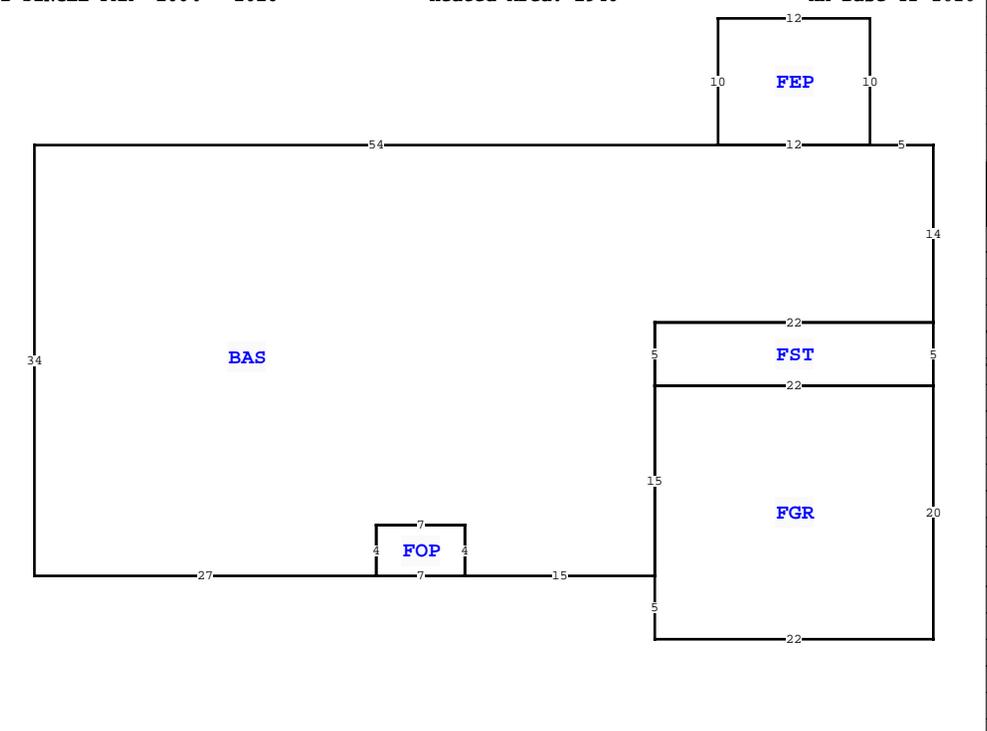


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual Units	05	CONV 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/

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	2016								



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,946	100		1,946	175,973
FEP	120	80		96	8,681
FGR	440	55		242	21,884
FOP	28	30		8	723
FST	110	55		60	5,426
TOTALS	2,644			2,352	212,686

1012 SW LAKE MONTGOMERY AVE, LAKE CITY	BLD DATE	LGL DATE	04/21/2023	MLU
	XF DATE	LAND DATE		
	MNC DATE	AG DATE		

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	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0120	CLFENCE	4	0	100	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	

TOTAL OB/XF																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	232.00	128.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			212,686
TOTAL MARKET OB/XF VALUE			900
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			232,086
SOH/AGL Deduction			105,297
ASSESSED VALUE			126,789
TOTAL EXEMPTION VALUE	HX HB WX		56,411
BASE TAXABLE VALUE			70,378
TOTAL JUST VALUE			232,086
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			228,356

LAND:1:1: 114.06 X 125 + 2,279 SF.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045022	Roof Replacement	15,730	07/22/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1290/2236	3/10/2015	WD	Q	I	01	134,000

GRANTOR: SHIRLEY BELLOWES
 GRANTEE: JUANITA B LOADHOLTE
 0855/0531 3/13/1998 WD Q I 82,000
 GRANTOR: HERBERT E PHILLIPS
 GRANTEE: SHIRLEY BELLOWES

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W54 S34 E27 FOP= E7 N4 W7 S4\$ N4 E7 S4 E15 FGR= S5 E22 N20 W22 S15\$ N15 FST= E22N5 W22 S5\$ N5 E22 N14 W5 FEP= N10 W12 S10 E12\$ W12\$.