

LOT 1 BLOCK 10 LAKE FOREST S/D
 UNIT 4 PLAT 1.
 TR DEED ORB 757-2172, TR DEED

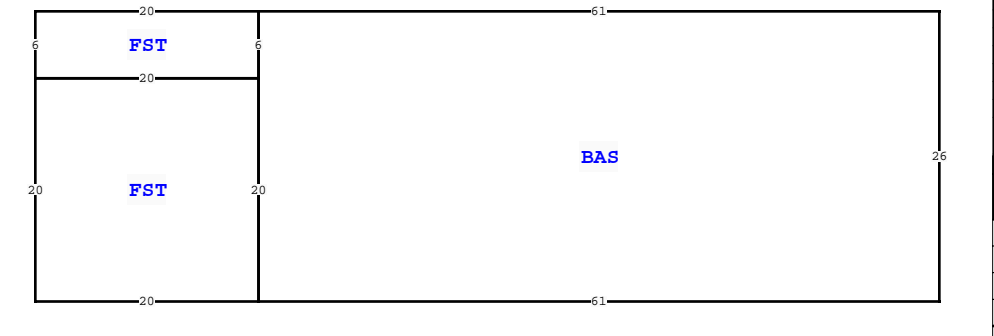
LOADHOLTES BRANDON
 982 SW LAKE MONTGOMERY AVE
 LAKE CITY, FL 32025-5735

2026

06-4S-17-07937-000


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	14	CARPET 80
Interior Floor	15	HARDTILE 20
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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,872	119.9793	134.38	251,559	1966	1966	0	0	35.00	65.00



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	1,586	100		1,586	138,533
FST	120	55		66	5,765
FST	400	55		220	19,217
TOTALS	2,106			1,872	163,513

982 SW LAKE MONTGOMERY AVE, LAKE CITY

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	170	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	40	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0296	SHED METAL	0	100	8	10	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
5	0080	DECKING	0	100	12	20	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	

LAND DESCRIPTION																								
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	243.00	137.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	Tax Group: 1	Tax Dist:	STANDARD
BUILDING MARKET VALUE			163,513
TOTAL MARKET OB/XF VALUE			1,010
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			183,023
SOH/AGL Deduction			57,431
ASSESSED VALUE			125,592
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			74,181
TOTAL JUST VALUE			183,023
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			183,023

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1362/1045	6/08/2018	WD Q	Q	I	01	124,800
GRANTOR: PAULA BRAISTED, CYNTHI						
GRANTEE: BRANDON LOADHOLTES						
1186/1563	12/29/2009	TR U	U	I	11	100
GRANTOR: PAULA BRAISTED SUCCES						
GRANTEE: PAULA BRAISTED, CYNT						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=	W61 FST= W20 S6 E20 N6\$S6 FST= W20 S20 E20 N20\$ S20 E61 N26\$.