

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

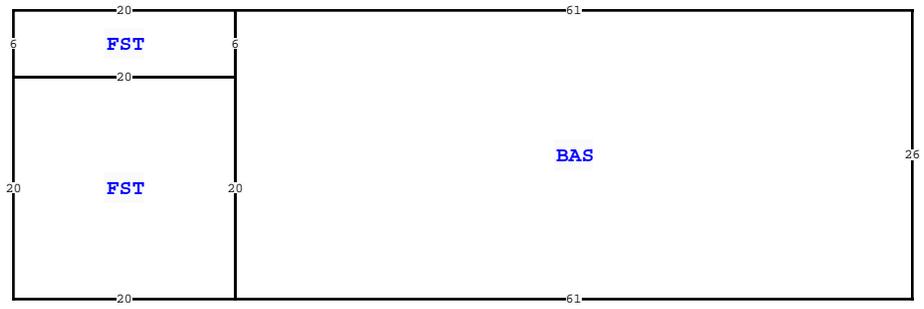
LOADHOLTES BRANDON  
 982 SW LAKE MONTGOMERY AVE  
 LAKE CITY, FL 32025-5735

**2026**

06-4S-17-07937-000  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	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
BAS	1,586	100	
FST	120	55	
FST	400	55	
TOTALS	2,106		

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%	- 2019		Heated Area: 1586					HX Base Yr 2019	



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	1
VALUATION SUMMARY					
VALUATION BY	STANDARD				
Tax Group: 1	Tax Dist:				
BUILDING MARKET VALUE	166,434				
TOTAL MARKET OB/XF VALUE	1,010				
TOTAL LAND VALUE - MARKET	18,500				
TOTAL MARKET VALUE	185,944				
SOH/AGL Deduction	60,352				
ASSESSED VALUE	125,592				
TOTAL EXEMPTION VALUE	51,411			HX HB	
BASE TAXABLE VALUE	74,181				
TOTAL JUST VALUE	185,944				
NCON VALUE	0				
INCOME VALUE					
PREVIOUS YEAR MKT VALUE	183,023				
LAND:1:1: 100 X 115.82 + 5,236 SF. (130 EFF. FF)					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / I /	RSN CD	SALE PRICE
1362/1045	6/08/2018	WD Q	I	01	124,800
GRANTOR: PAULA BRAISTED, CYNTHI					
GRANTEE: BRANDON LOADHOLTES					
1186/1563	12/29/2009	TR 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\$.					

EXTRA FEATURES															982 SW LAKE MONTGOMERY AVE, LAKE CITY		BLD DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	04/21/2023	MLU
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										TOTAL OB/XF										1,010				
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							