LOT 2 BLOCK 10 LAKE FOREST S/D U
402-90, 585-344, 586-461, 767-16

BRITT ANTHONY M/WILSON-BRITT JACQUELINE B
958 SW LAKE MONTGOMERY AVE
LAKE CITY, FL 32025

2027

06-4S-17-07938-000

BUILDING CHARACTERISTICS

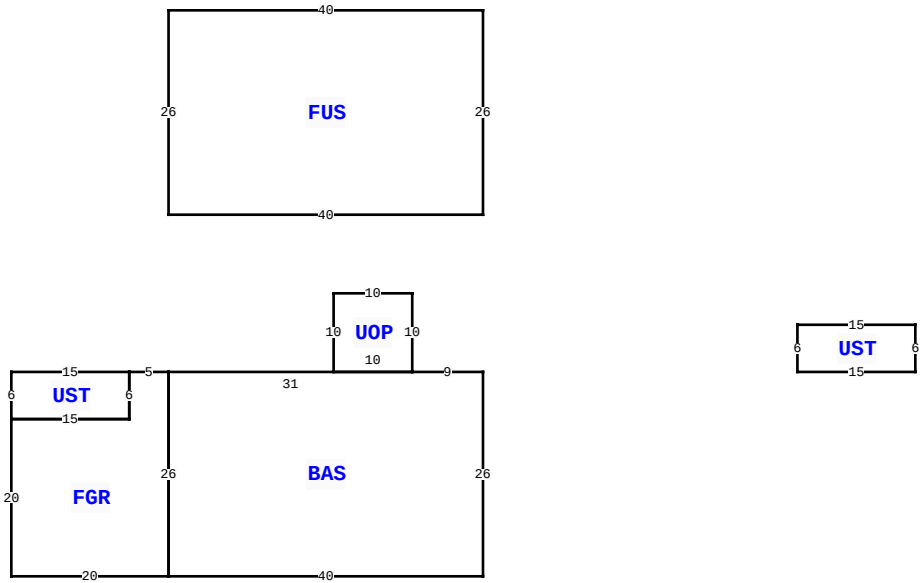
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	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	1,040	100		1,040	85,886
FGR	430	55		236	19,490
FUS	1,040	100		1,040	85,886
UOP	100	20		20	1,652
UST	90	45		40	3,303
UST	90	45		40	3,303
TOTALS	2,790			2,416	199,519

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,416	115.4979	127.05	306,953	1967	1967	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2009 Heated Area: 2080 HX Base Yr 2009



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

958 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	0	0	3	100	1,000	
2	0296	SHED METAL	0	100	10	10	1.00	UT	0.00	0.00	100	1993	1993	3	100	150	
3	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		199,519
TOTAL MARKET OB/XF VALUE		1,250
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		219,269
SOH/AGL Deduction		85,477
ASSESSED VALUE		133,792
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		82,381
TOTAL JUST VALUE		219,269
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		222,897

SALE:1:1: LOT 2, BLK 10, LAKE FOREST S/D

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1060/2032	9/28/2005	WD	Q	I		164,500
GRANTOR: RAULERSON						
GRANTEE: BRITT & WILSON-BRIT						
1001/1503	12/03/2003	WD	Q	I		102,500
GRANTOR: ELLIS'S						
GRANTEE: RAULERSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 UOP= N10 W10 S10 E10$ W31 FGR= W5 UST= W15 S6 E15 N6$ S6 W15 S20 E20 N26$S26 E40 N26$ PTR= N20 FUS= N26 W40 S26E40$S20$ PTR=E40 UST= E15N6 W15 S6$ W40$.

LAND DESCRIPTION

TOTAL OB/XF 1,250

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	249.00	112.00	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: 0.38 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS