LOT 3 BLOCK 10 LAKE FOREST S/D U

MCKELVEY SUSAN I/BOTBYL KATHY
936 SW LAKE MONTGOMERY AVE
LAKE CITY, FL 32025

2027

06-4S-17-07939-000

BUILDING CHARACTERISTICS

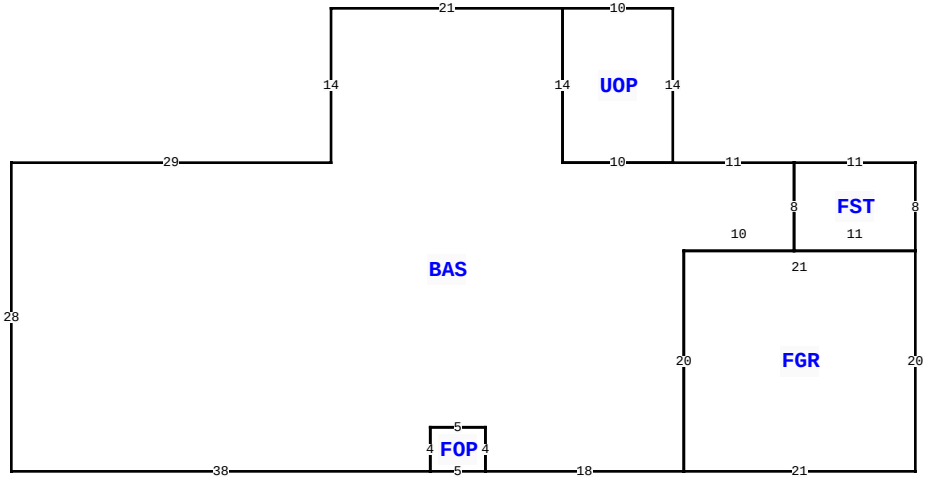
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	13	LAM/VNLPLK 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100
Quality	05	05
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	2,062	100		2,062	192,607
FGR	420	55		231	21,578
FOP	20	30		6	561
FST	88	55		48	4,484
UOP	140	20		28	2,615
TOTALS	2,730			2,375	221,844

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,375	121.3096	133.44	316,920	1967	1995	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2021 Heated Area: 2062 HX Base Yr 2021



936 SW LAKE MONTGOMERY AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	221,844
TOTAL MARKET OB/XF VALUE	2,000
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	242,344
SOH/AGL Deduction	44,058
ASSESSED VALUE	198,286
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	146,875
TOTAL JUST VALUE	242,344
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	246,384

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045567	Remodel	6,148	09/27/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1391/1771	8/20/2019	WD	Q	I	01	180,000
GRANTOR: STUART HALE CORP						
GRANTEE: SUSAN I MCKELVEY &						
1376/2752	1/22/2019	WD	Q	I	01	138,500
GRANTOR: ROBERT B & JOYCE N HE						
GRANTEE: STUART HALE CORP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 S28 E38 FOP= E5 N4 W5 S4$ N4 E5 S4 E18 FGR= E21 N20 W21 S20$ N20 E10 FST= E11N8 W11 S8$ N8 W11 UOP= N14 W10 S14 E10$ W10 N14 W21 S14$.

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	0060	CARPORT F	0	100	0	0	400.00	UT	3.50	3.50	100	2025	2024		100	1,400	

LAND DESCRIPTION

TOTAL OB/XF 2,000

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	130.00	114.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 10/16/2024 BY HC Total Acres: 0.34 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS