LOT 4 BLOCK 10 LAKE FOREST S/D U
355-506, WD 1479-802, WD 1556-20

WYNN ROBERT/WYNN MARY
898 SW LAKE MONTGOMERY AVE
LAKE CITY, FL 32055

2027

06-4S-17-07940-000

BUILDING CHARACTERISTICS

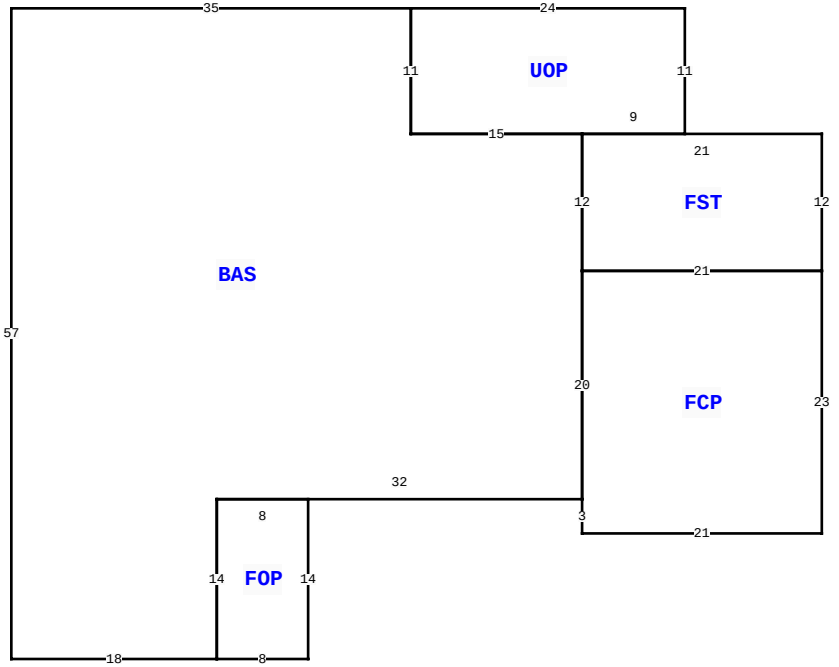
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	2,237	100		2,237	192,065
FCP	483	25		121	10,389
FOP	112	30		34	2,919
FST	252	55		139	11,935
UOP	264	20		53	4,551
TOTALS	3,348			2,584	221,859

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,584	120.0843	132.09	341,321	1976	1976	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2026 Heated Area: 2237 HX Base Yr 2026



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

898 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	600	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	1983	1983	3	40	14,336	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,500	
5	0262	PRCH,FOP	0	100	0	0	1.00	UT	0.00	0.00	100	2026	2025		100	2,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	221,859
TOTAL MARKET OB/XF VALUE	20,136
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	264,495
SOH/AGL Deduction	0
ASSESSED VALUE	264,495
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	213,084
TOTAL JUST VALUE	264,495
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	268,525

PERMIT NUM	DESCRIPTION	AMT	ISSUED
323	MAINT/ALTR	50	08/29/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1556/2059	12/18/2025	WD	Q	I	01	358,000
GRANTOR: MORGAN DENNIS W						
GRANTEE: WYNN ROBERT						
1479/802	11/15/2022	WD	Q	I	01	330,000
GRANTOR: HALE RICHARD S						
GRANTEE: MORGAN DENNIS W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 N11 W35 S57 E18 FOP= E8 N14 W8 S14$ N14 E32 FCP= S3 E21 N23 W21 S20$ N20 FST= E21 N12 W21 S12$ N12 UOP= E9 N11 W24 S11 E15 $.

LAND DESCRIPTION

TOTAL OB/XF 20,136

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-	294.00	136.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 02/12/2026 BY TP Total Acres: 0.56 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS