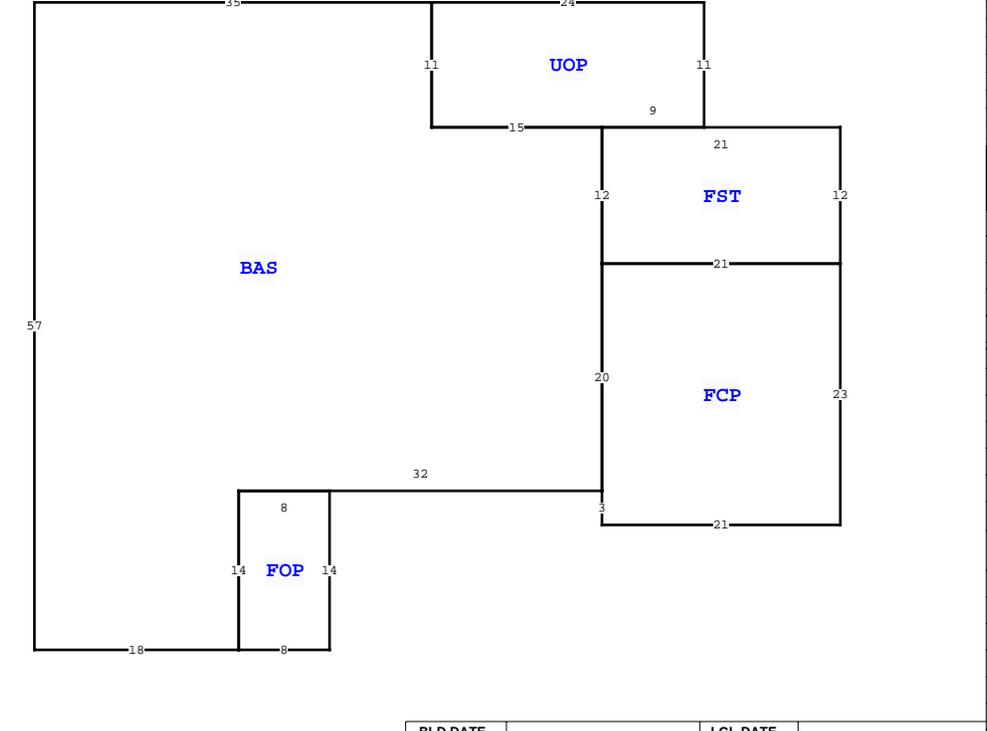


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 90
Exterior Wall	05 AVERAGE 10
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPK 60
Interior Floor	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectural	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	02 02 100
Quality	05 05
DOR CODE	0100 SINGLE FAMILY

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%	- 2026		Heated Area: 2237					HX Base Yr 2026			



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,237	100		2,237	199,059
FCP	483	25		121	10,767
FOP	112	30		34	3,026
FST	252	55		139	12,369
UOP	264	20		53	4,716
TOTALS	3,348			2,584	229,938

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			229,938
TOTAL MARKET OB/XF VALUE			20,136
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			272,574
SOH/AGL Deduction			0
ASSESSED VALUE			272,574
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			221,163
TOTAL JUST VALUE			272,574
NCON VALUE			2,500
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			256,617

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						

EXTRA FEATURES		BLD DATE		LGL DATE													
L	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	

TOTAL OB/XF														20,136			
898 SW LAKE MONTGOMERY AVE, LAKE CITY																	
BLD DATE: 04/14/2026 MLU																	

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