LOT 5 BLOCK 22 LAKE FOREST S/D U
455-482, WD 1020-2185, WD 1250-1

ASHCRAFT BENJAMIN CLAYTON
1234 SW LAKE MONTGOMERY AVE
LAKE CITY, FL 32025

2027

06-4S-17-07952-000

BUILDING CHARACTERISTICS

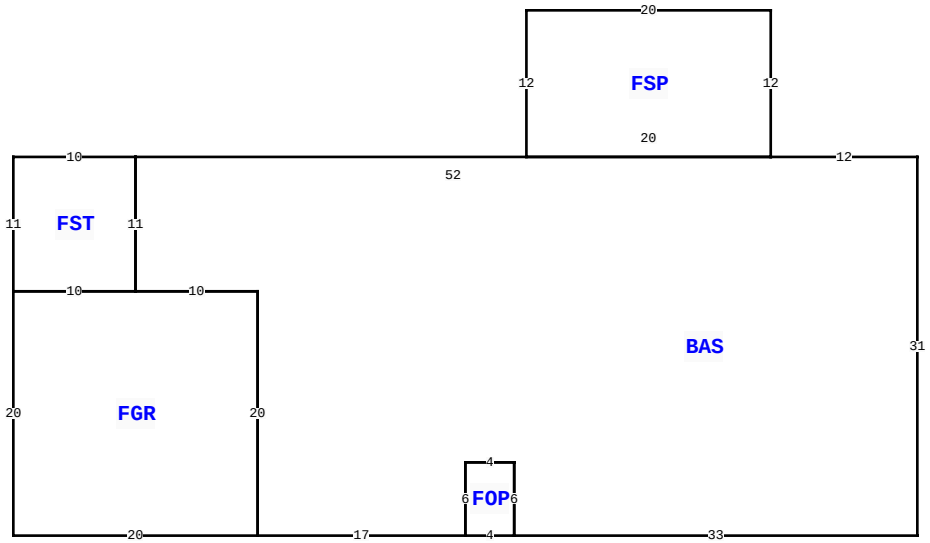
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	1,760	100		1,760	162,180
FGR	400	55		220	20,273
FOP	24	30		7	645
FSP	240	40		96	8,846
FST	110	55		60	5,529
TOTALS	2,534			2,143	197,474

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,143	119.6738	131.64	282,105	1967	1995	0	0	0	30.00	70.00

1 SINGLE FAM 0% - 2022 Heated Area: 1760 HX Base Yr



1234 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

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	197,474
TOTAL MARKET OB/XF VALUE	3,800
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	219,774
SOH/AGL Deduction	0
ASSESSED VALUE	219,774
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	219,774
TOTAL JUST VALUE	219,774
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	223,358

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00336			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1431/726	2/22/2021	WD	Q	I	01	220,000
GRANTOR: APEL HEATHER						
GRANTEE: ASHCRAFT BENJAMIN C						
1343/1539	8/19/2017	WD	Q	I	01	159,500
GRANTOR: LESLIE E BRIDGES (FKA						
GRANTEE: HEATHER APEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FSP= N12 W20 S12 E20$ W52 FST= W10 S11 E10 N11$ S11 FGR= W10 S20 E20 N20W10$ E10 S20 E17 FOP= E4 N6 W4 S6$ N6 E4 S6 E33 N31$.

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	2,000.00	2,000.00	75	1993	1993	3	75	1,500	
4	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	
5	0294	SHED WOOD/	0	0	10	14	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 3,800

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	0		*RSF-2	212.00	149.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 09/11/2024 BY JS Total Acres: 0.38 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS