LOTS 1 & 4 BLOCK 22 UNIT 4 LAKE 2.

CONNER MICHAEL S/CONNER TIFFANIE R
1198 SW LAKE MONTGOMERY AVE
LAKE CITY, FL 32025

2027

06-4S-17-07953-000

BUILDING CHARACTERISTICS

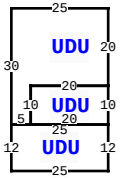
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6417.0100	1.00/

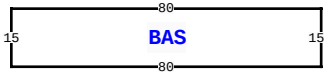
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100		1,200	92,087
BAS	2,016	100		2,016	154,706
FGR	576	55		317	24,326
FST	288	55		158	12,124
UDU	200	55		110	8,442
UDU	300	55		165	12,662
UDU	550	55		302	23,175
TOTALS	5,130			4,268	327,522

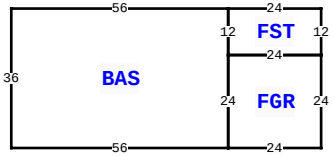
MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,268	107.3310	118.06	503,880	1984	1984	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2005 Heated Area: 3216 HX Base Yr 2005







1198 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	327,522
TOTAL MARKET OB/XF VALUE	4,150
TOTAL LAND VALUE - MARKET	27,750
TOTAL MARKET VALUE	359,422
SOH/AGL Deduction	123,757
ASSESSED VALUE	235,665
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	184,254
TOTAL JUST VALUE	359,422
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	365,386

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1020/0993	7/07/2004	PR	Q	I	01	65,000

GRANTOR: MICHAEL S CONNER PR O

GRANTEE: MICHAEL S & TIFFANI

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S36 E56 FGR= E24 N24 W24 S24$ N24 FST= E24 N12W24 S12$ N12$ PTR=N40 BAS= W80 S15 E80 N15$ S40$ PTR=N90 UDU= N12 UDU= N10 UDU= N20 W25 S30 E5 N10 E20$ W20 S10 E20$ W25 S12 E25$ S90$.

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	1,250	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 4,150

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-	220.00	153.00	2.00	LT		1.00	1.00	0.75	18,500.00	13,875.00	27,750							

REVIEW DATE 09/15/2016 BY DF Total Acres: 0.77 Total Land Value: 27,750 Market: 0 Agricultural: 0 Common: 27,750 PRINTED 11/17/2026 BY SYS