LOTS 8 & 9 BLK 22 LAKE FOREST
S/D UNIT 4 PLAT 2.

MOSES MELINDA HARRIS
1268 SW LAKE MONTGOMERY AVE
LAKE CITY, FL 32025

2027

06-4S-17-07953-008

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 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	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 06

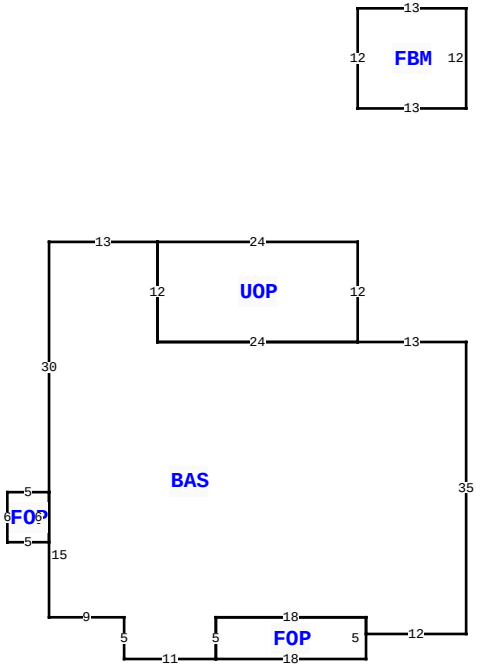
NEIGHBORHOOD/LOC 6417.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,885	100		1,885	145,168
FBM	156	80		125	9,627
FOP	30	30		9	693
FOP	90	30		27	2,079
UOP	288	20		58	4,467
TOTALS	2,449			2,104	162,033

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,104	107.7120	118.48	249,282	1985	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2041 HX Base Yr



1268 SW LAKE MONTGOMERY AVE, LAKE CITY

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

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	1,650	
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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	162,033
TOTAL MARKET OB/XF VALUE	3,050
TOTAL LAND VALUE - MARKET	32,375
TOTAL MARKET VALUE	197,458
SOH/AGL Deduction	79,235
ASSESSED VALUE	118,223
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	66,812
TOTAL JUST VALUE	197,458
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	200,413

LAND:2:1: BACK LOT

LAND:1:1: 124.11 X 129.02 (110 EFF. FF)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00380			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0540/0567	6/01/1984	WD	Q	V		5,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 UOP= N12 W24 S12 E24$ W24 N12 W13 S30 FOP= W5 S6 E5 N6$ S15 E9 S5 E11 FOP= E18 N5 W18 S5$ N5 E18 S2 E12 N35$ PTR= N40 FBM= W13 S12 E13 N12$ S40$.

LAND DESCRIPTION

TOTAL OB/XF 3,050

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	110.00	150.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							
2	0000	C	VAC RES	100		RSF-2	110.00	150.00	1.00	LT		1.00	1.00	0.75	18,500.00	13,875.00	13,875							

REVIEW DATE 09/11/2024 BY JS Total Acres: 0.76 Total Land Value: 32,375 Market: 0 Agricultural: 0 Common: 32,375 PRINTED 11/17/2026 BY SYS