LOT 23 MAY-FAIR S/D UNIT 2.

801-187, 929-1048, WD 994-698, W

MONJARAS OSCAR
259 SW COURTESY WAY
LAKE CITY, FL 32024-9267

2027

11-4S-16-02911-223

BUILDING CHARACTERISTICS

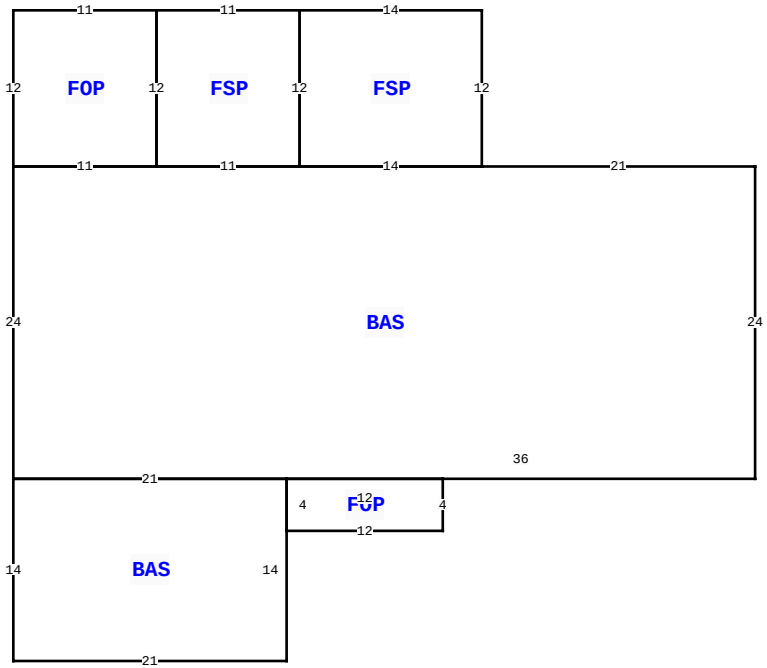
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	11416.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	294	100		294	25,674
BAS	1,368	100		1,368	119,464
FOP	48	30		14	1,223
FOP	132	30		40	3,493
FSP	132	40		53	4,628
FSP	168	40		67	5,851
TOTALS	2,142			1,836	160,333

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,836	117.6980	129.47	237,707	1994	1994	0	0	0	32.55	67.45

1 SINGLE FAM 100% - 2025 Heated Area: 1662 HX Base Yr 2025



259 SW COURTESY WAY, LAKE CITY

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

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1,083.00	UT	2.00	2.00	100	0	0	3	100	2,166	
3	0060	CARPORT F	0	100	20	23	460.00	UT	5.00	5.00	100	2003	2003	3	100	2,300	
4	0294	SHED WOOD/	0	100	10	23	230.00	UT	7.50	7.50	100	2003	2003	3	100	1,725	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2024	2023		100	1,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		160,333
TOTAL MARKET OB/XF VALUE		9,191
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		204,524
SOH/AGL Deduction		0
ASSESSED VALUE		204,524
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		153,113
TOTAL JUST VALUE		204,524
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		207,435

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8885	SFR	41,000	09/28/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1521/1579	8/19/2024	WD	Q	I	01	245,000
GRANTOR: GOMPERS TERI J						
GRANTEE: MONJARAS OSCAR						
0994/0698	9/08/2003	WD	Q	I		116,500
GRANTOR: LACKEMACHER						
GRANTEE: TERI J GOMPERS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 FSP= N12 W14 S12 E14$ W14 FSP= N12 W11 S12 E11$ W11 FOP= N12 W11 S12 E11$ W11 S24 BAS= S14 E21 N14W21$ E21 FOP= S4 E12 N4 W12$ E36 N24$.

LAND DESCRIPTION

TOTAL OB/XF 9,191

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 01/06/2025 BY TP Total Acres: 0.53 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS