

SOUTH 2 AC OF PARCEL "P" ROLLING  
UNREC: COMM NE COR, W 612.26 FT,  
460 FT FOR POB, CONT W 348.48 FT

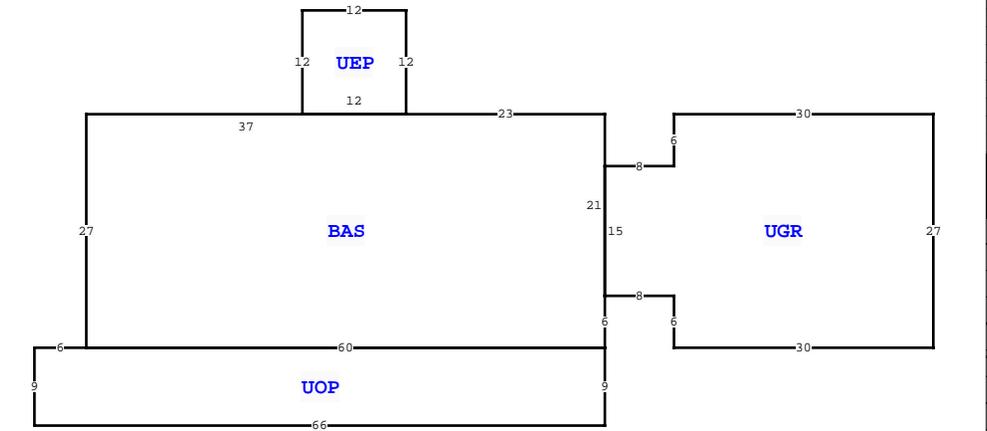
MONTGOMERY REBECCA R  
1589 SE OCTOBER RD  
LAKE CITY, FL 32025

**2026**

11-6S-17-09643-017  
11-6S-17-09643-017

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Stories	1. 1. 100
Architectual	01 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
20201	02	2,287	113.9000	109.34	250,061	2006	2006	0	0	45.00	55.00



Quality	05 05				
DOR CODE	0200 MOBILE HOME				
MAP NUM	MKT AREA 02				
NEIGHBORHOOD/LOC	11617.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	97,422
UEP	144	70		101	6,074
UGR	930	45		418	25,137
UOP	594	25		148	8,900
TOTALS	3,288			2,287	137,534

1589 SE OCTOBER RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026
INC DATE		AG DATE	MLU

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0294	SHED WOOD/	0	100	28	24	1.00	UT	0.00	0.00	100
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100
4	0296	SHED METAL	0	100	12	16	192.00	UT	9.00	9.00	100

TOTAL OB/XF 17,992

LAND DESCRIPTION												TOTAL OB/XF												
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	0200	C	MBL HM	100		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	32,000							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			137,534
TOTAL MARKET OB/XF VALUE			17,992
TOTAL LAND VALUE - MARKET			32,000
TOTAL MARKET VALUE			187,526
SOH/AGL Deduction			78,407
ASSESSED VALUE			109,119
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			57,708
TOTAL JUST VALUE			187,526
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			180,670

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044514	Roof Replacement	11,000	05/23/2022
24306	M H	275	03/27/2006
16336	M H	125	11/29/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1076/1424	2/17/2006	WD	U	I		39,000
GRANTOR: JAMES E WYNDHAM						
GRANTEE: REBECCA R MONTGOMER						
0973/2761	1/28/2003	WD	Q	I		18,900
GRANTOR: CHARLES DEAS						
GRANTEE: JAMES E WYNDHAM						

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W23 UEP= N12 W12 S12 E12\$ W37 S27 UOP= W6 S9 E66 N9 W60\$ E60 N6 UGR= E8 S6 E30 N27 W30 S6 W8 S15\$ N21\$ .											