

COMM AT SE COR OF SEC, RUN W 314  
 FT FOR POB CONT N 329.27 FT, W 3  
 328.81 FT, E 315.90 FT TO POB. P

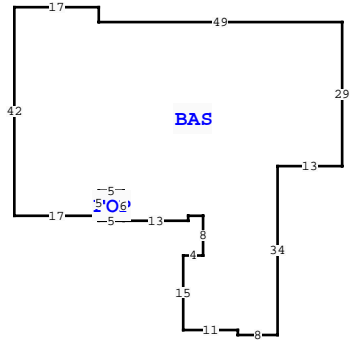
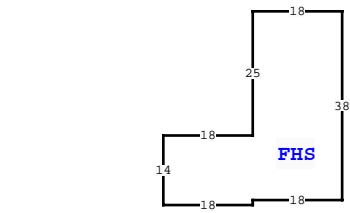
WATSON MAURICE A/WATSON SONIA MONTIQUE  
 284 NW MONTIQUE CT  
 LAKE CITY, FL 32055-4960

**2026**

12-3S-16-02091-007  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	70
Interior Floor	15	HARDTILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Architectual	05	CONV	100
Units		0	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	12316.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,896	100	
FHS	936	60	
FOP	30	30	
TOTALS	3,862		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	- 2015									Heated Area: 3832	HX Base Yr 2015



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		418,844	
TOTAL MARKET OB/XF VALUE		5,680	
TOTAL LAND VALUE - MARKET		26,290	
TOTAL MARKET VALUE		450,814	
SOH/AGL Deduction		165,999	
ASSESSED VALUE		284,815	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		233,404	
TOTAL JUST VALUE		450,814	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		448,350	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36474	STORAGE	145	03/21/2018
31091	SFR	1,073	05/29/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1252/1537	3/15/2013	WD	U	V	30	100

GRANTOR: MAURICE A WATSON & SO  
 GRANTEE: MAURICE A WATSON &  
 1122/1743 5/24/2007 WD Q V 06 100  
 GRANTOR: MONTIQUE & ETAL  
 GRANTEE: SONIA MONTIQUE

EXTRA FEATURES		284 NW MONTIQUE CT, LAKE CITY														
L N	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	2014	2014	3	100	2,000
2	0166	CONC, PAVMT	0	100	9	18		160.00	UT 7.00	7.00	100	2014	2014	3	100	1,120
3	0261	PRCH, UOP	0	100	10	16		160.00	UT 7.00	7.00	100	2014	2014	3	100	1,120
4	0296	SHED METAL	0	100	10	16		160.00	UT 9.00	9.00	100	2018	2018	3	100	1,440

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/08/2026	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W49 N3 W17 S42 E17 FOP= S1 E5 N6 W5 S5\$ N5 E5 S6 E13 N1 E3 S8 W4 S15 E11 S1 E8 N34 E13 N29\$ PTR= N30 FHS= N38 W18 S25 W18 S14 E18 N1 E18\$ S30\$.	

LAND DESCRIPTION		TOTAL OB/XF 5,680																						
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	0100	C	SFR	100		A-1	0.00	0.00	2.39	AC		1.00	1.00	1.00	11,000.00	11,000.00	26,290							