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

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	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

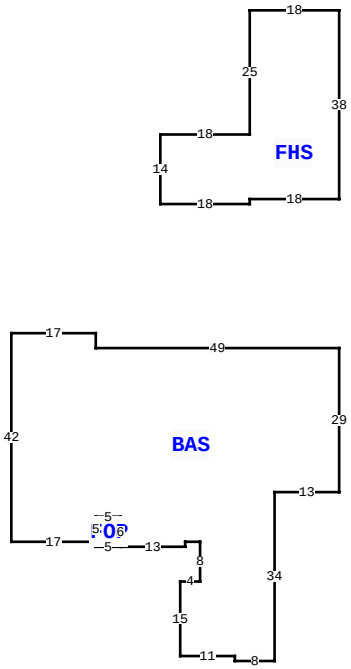
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	12316.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,896	100		2,896	356,099
FHS	936	60		562	69,105
FOP	30	30		9	1,106
TOTALS	3,862			3,467	426,311

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,467	121.1962	138.16	479,001	2014	2014	0	0	0	11.00	89.00

1 SINGLE FAM 100% - 2015 Heated Area: 3832 HX Base Yr 2015



284 NW MONTIQUE CT, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		426,311
TOTAL MARKET OB/XF VALUE		5,680
TOTAL LAND VALUE - MARKET		26,290
TOTAL MARKET VALUE		458,281
SOH/AGL Deduction		173,466
ASSESSED VALUE		284,815
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		233,404
TOTAL JUST VALUE		458,281
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						

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$.

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	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	

LAND DESCRIPTION

TOTAL OB/XF 5,680

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		A-1	0.00	0.00	2.39	AC		1.00	1.00	1.00	11,000.00	11,000.00	26,290							

REVIEW DATE 05/09/2023 BY JB Total Acres: 2.39 Total Land Value: 26,290 Market: 0 Agricultural: 0 Common: 26,290 PRINTED 05/08/2026 BY SYS