

COMM NW COR OF SW1/4 OF NW1/4,
 RUN N 99.17 FT, E 25 FT TO E
 R/W OF COUNTY LINE RD FOR POB,

SANDLIN CYNTHIA G
 233 SW MONTEGO AVE
 LAKE CITY, FL 32024

2026

14-5S-15-00459-202



ELEMENT		BUILDING CHARACTERISTICS	
ELEMENT	CD	CONSTRUCTION	
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		2 100	
Bathrooms		2 100	
Stories	1.	1. 100	
Architectual	01	CONV 100	
Units		0 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	14515.030 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	924	100	
TOTALS	924		26,290

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100%	- 2004		65,724	2003	2003	0	0	60.00	40.00
				Heated Area: 924			HX Base Yr 2004				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		26,290	
TOTAL MARKET OB/XF VALUE		8,600	
TOTAL LAND VALUE - MARKET		110,110	
TOTAL MARKET VALUE		145,000	
SOH/AGL Deduction		66,463	
ASSESSED VALUE		78,537	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		27,126	
TOTAL JUST VALUE		145,000	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		130,610	
SALE:1:1: LOT 2 TIMBER RIDGE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20268	M H	125	12/23/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1395/0278	9/12/2019	LE U		I	14	100
GRANTOR: CYNTHIA G SANDLIN (LI)						
GRANTEE: CORY P SANDLIN & JA						
1391/0908	8/06/2019	LE U		I	14	100
GRANTOR: CYNTHIA G SANDLIN (LI)						
GRANTEE: CORY P SANDLIN & JA						

EXTRA FEATURES		233 SW MONTEGO AVE, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ R
1	0190	FPLC PF	1,200.00
2	0296	SHED METAL	0.00
3	9945	Well/Sept	7,000.00
4	0261	PRCH, UOP	0.00

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W66 S14 E66 N14\$.	

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	10.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,110							