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

2027

14-5S-15-00459-202

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 Floo	14	CARPET 90
Interior Floo	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

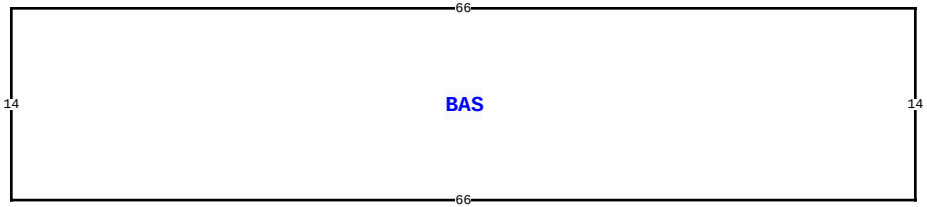
NEIGHBORHOOD/LOC 14515.030 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	25,037
TOTALS	924			924	25,037

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	112.9000	67.74	62,592	2003	2003	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2004 Heated Area: 924 HX Base Yr 2004



233 SW MONTEGO AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1997	1997	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		25,037
TOTAL MARKET OB/XF VALUE		8,600
TOTAL LAND VALUE - MARKET		110,110
TOTAL MARKET VALUE		143,747
SOH/AGL Deduction		62,854
ASSESSED VALUE		80,893
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		29,482
TOTAL JUST VALUE		143,747
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		143,747

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 N14$.

LAND DESCRIPTION

TOTAL OB/XF 8,600

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	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							

REVIEW DATE 07/14/2016 BY DF Total Acres: 10.01 Total Land Value: 110,110 Market: 0 Agricultural: 0 Common: 110,110 PRINTED 11/17/2026 BY SYS