COMM 5 FT W OF SW COR OF LOT 1
THE CROSSROADS S/D UNIT 1, RUN
S 714.30 FT FOR POB, CONT S

RICHIE HAROLD DEAN/RICHIE JUSTINA L
303 SW MONTEGO AVE
LAKE CITY, FL 32024-9287

2027

14-5S-15-00459-203

BUILDING CHARACTERISTICS

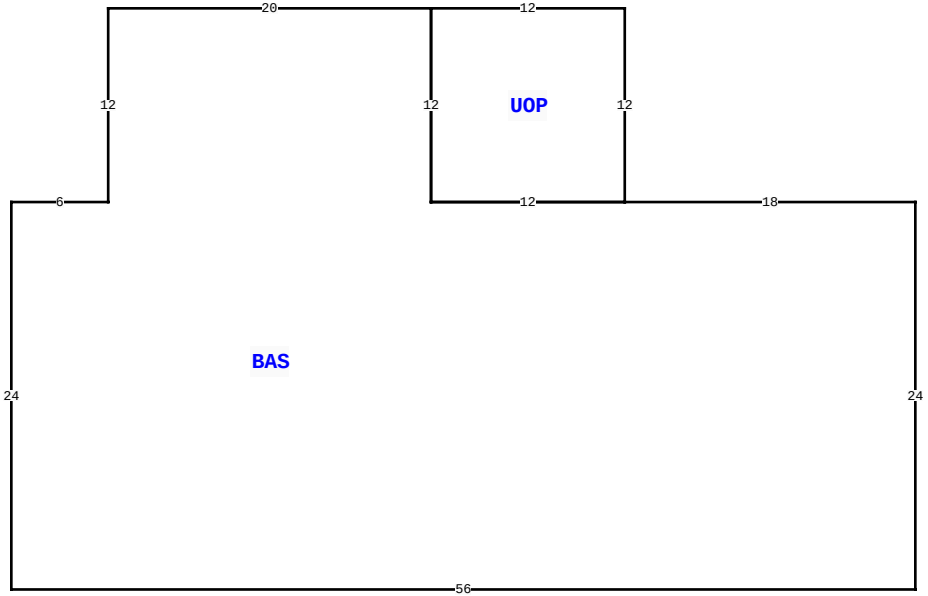
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
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	1,584	100		1,584	44,821
UOP	144	25		36	1,019
TOTALS	1,728			1,620	45,840

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	117.9000	70.74	114,599	1995	1995	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2000 Heated Area: 1584 HX Base Yr 2000



303 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	0296	SHED METAL	0	100	12	12	144.00	UT	3.00	3.00	100	1993	1993	3	100	432	
2	0280	POOL R/CON	0	100	16	28	448.00	UT	70.00	70.00	100	2005	2005	3	47	14,739	
3	0282	POOL ENCL	0	100	23	44	1,012.00	UT	15.00	15.00	100	2005	2005	3	40	6,072	
4	0130	CLFENCE 5	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	600	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		45,840
TOTAL MARKET OB/XF VALUE		30,043
TOTAL LAND VALUE - MARKET		110,110
TOTAL MARKET VALUE		90,892
SOH/AGL Deduction		35,212
ASSESSED VALUE		55,680
TOTAL EXEMPTION VALUE	HX HB	30,680
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		185,993
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		185,993

SALE:1:1: LOT 3 TIMBER RIDGE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22959	POOL	130	03/29/2005
9721	M H	125	05/16/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0788/0799	3/23/1994	WD	Q	V		20,000

GRANTOR: GULF ATLANTIC LAND &

GRANTEE: HAROLD DEAN & JUSTI

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 UOP= N12 W12 S12 E12$ W12 N12 W20 S12 W6 S24 E56 N24$.

LAND DESCRIPTION

TOTAL OB/XF 30,043

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	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	5500	A	TIMBER 2	0		00	0.00	0.00	9.01	AC		1.00	1.00	1.00	445.00	445.00	4,009							
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	9.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,110							

REVIEW DATE 07/14/2016 BY DF Total Acres: 10.01 Total Land Value: 15,009 Market: 99,110 Agricultural: 4,009 Common: 11,000 PRINTED 11/17/2026 BY SYS