COMM SW COR OF NW1/4, RUN N
258.82 FT, E 25 FT TO E R/W
OF A CO RD, RUN N ALONG R/W

WOLFE MICHAEL R/WOLFE SANDRA L
391 SW MONTEGO AVE
LAKE CITY, FL 32024

**2027**

**14-5S-15-00459-204**

## 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 | 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 | 1,536 | 100 | | 1,536 | 92,632 |
| UCP | 672 | 20 | | 134 | 8,081 |
| TOTALS | 2,208 | | | 1,670 | 100,714 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 1,670 | 117.9000 | 109.65 | 183,116 | 1998 | 1998 | 0 | 0 | 0 | 45.00 | 55.00 |

1 MANUF 1 100% - 2004 Heated Area: 1536 HX Base Yr 2004




391 SW MONTEGO AVE, LAKE CITY

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

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 100,714 |
| TOTAL MARKET OB/XF VALUE | 12,600 |
| TOTAL LAND VALUE - MARKET | 110,110 |
| TOTAL MARKET VALUE | 223,424 |
| SOH/AGL Deduction | 123,072 |
| ASSESSED VALUE | 100,352 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 48,941 |
| TOTAL JUST VALUE | 223,424 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 224,507 |

SALE:1:1: LOT 4 TIMBER RIDGE

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 13786 | M H | 125 | 03/23/1998 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0984/0538 | 5/23/2003 | WD | Q | I | 06 | 35,000 |
| GRANTOR: SCOTT & VIRGINIA WOLF | | | | | | |
| GRANTEE: MICHAEL & SANDRA WO | | | | | | |
| 0793/1706 | 7/15/1994 | WD | Q | V | | 22,000 |
| GRANTOR: GULF ATLANTIC LAND & | | | | | | |
| GRANTEE: SCOTT R & VIRGINIA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W64 S24 E64 UCP= E28 N24 W28 S24$ N24$.

## 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 | 1998 | 1998 | 3 | 100 | 1,200 | |
| 2 | 0166 | CONC,PAVMT | 0 | 100 | 14 | 24 | 336.00 | UT | 1.50 | 1.50 | 100 | 1993 | 1993 | 3 | 100 | 504 | |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2005 | 2005 | 3 | 100 | 1,000 | |
| 5 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2005 | 2005 | 3 | 100 | 800 | |
| 6 | 0252 | LEAN-TO W/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2005 | 2005 | 3 | 100 | 200 | |
| 7 | 0060 | CARPORT F | 0 | 100 | 18 | 24 | 432.00 | UT | 3.00 | 3.00 | 100 | 2005 | 2005 | 3 | 100 | 1,296 | |
| 8 | 0070 | CARPORT UF | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 200 | |
| 9 | 0080 | DECKING | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 200 | |
| 10 | 0261 | PRCH, UOP | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 200 | |

## LAND DESCRIPTION

TOTAL OB/XF 12,600

| 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