COMM SW COR OF NW1/4, RUN N 258.
TO E R/W OF RD FOR POB, CONT E 1
357.99 FT, W 1218.01 FT TO R/W,

MORELAN TIFFANEY MARIE
457 SW MONTEGO AVE
LAKE CITY, FL 32024

2027

14-5S-15-00459-205

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		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 02

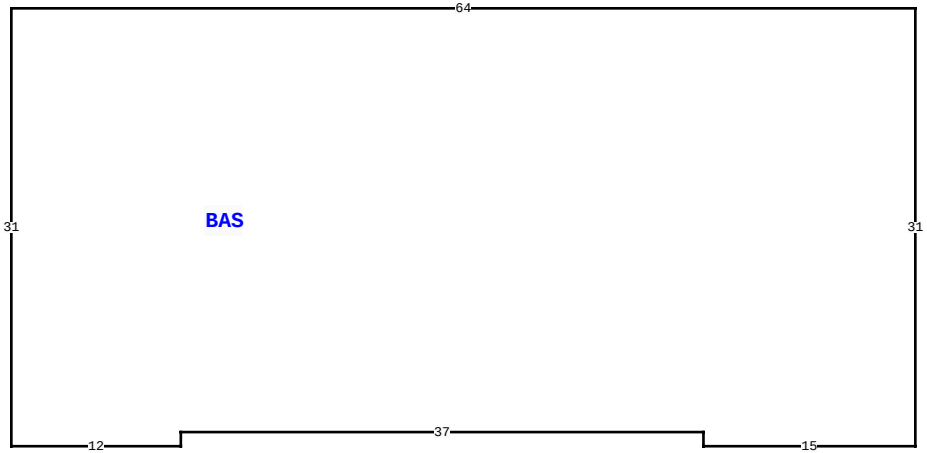
NEIGHBORHOOD/LOC 14515.030 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,947	100		1,947	117,419
TOTALS	1,947			1,947	117,419

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,947	117.9000	109.65	213,489	2004	2004	0	0	0	45.00	55.00

2 MANUF 1 100% - 2019 Heated Area: 1947 HX Base Yr 2019



457 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	2004	2004	3	100	1,200	
2	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
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	2018	2018	3	100	400	
5	0296	SHED METAL	0	100	0	0	1.00	UT	3,800.00	3,800.00	100	2026	2025		100	3,800	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	2,800.00	2,800.00	100	2026	2025		100	2,800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		117,419
TOTAL MARKET OB/XF VALUE		15,600
TOTAL LAND VALUE - MARKET		63,600
TOTAL MARKET VALUE		196,619
SOH/AGL Deduction		85,475
ASSESSED VALUE		111,144
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		59,733
TOTAL JUST VALUE		196,619
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		197,882

BLDG:3:3: HERE. HER DGT LIVES IN THE 2004. GM

SALE:1:1: SEE INQUIRY TO HIGH FOR AREA

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35624	M H	483	07/31/2017
22095	M H	250	07/16/2004
20222	M H	125	12/11/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1363/1726	6/28/2018	QC	U	I	11	100
GRANTOR: DONALD EARL JR & JUDI						
GRANTEE: TIFFANEY MARIE MORE						
0901/1505	5/01/2000	WD	Q	V		25,000
GRANTOR: STAZ A & PATRICIA GUN						
GRANTEE: DONALD EARL JR & JU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W64 S31 E12 N1 E37 S1 E15 N31$.

LAND DESCRIPTION

TOTAL OB/XF 15,600

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	5.30	AC		1.00	1.00	1.00	12,000.00	12,000.00	63,600							

REVIEW DATE 06/21/2018 BY JS Total Acres: 5.30 Total Land Value: 63,600 Market: 0 Agricultural: 0 Common: 63,600 PRINTED 11/17/2026 BY SYS