COMM 5 FT W OF SW COR OF LOT 1 T
S/D UNIT 1, RUN S 1908.27 FT FOR
357.99 FT, E 1218.01 FT, N 357.9

BOLDUC DIANE DOROTHY
497 SW MONTEGO AVE
LAKE CITY, FL 32024

2027

14-5S-15-00459-206

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR 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

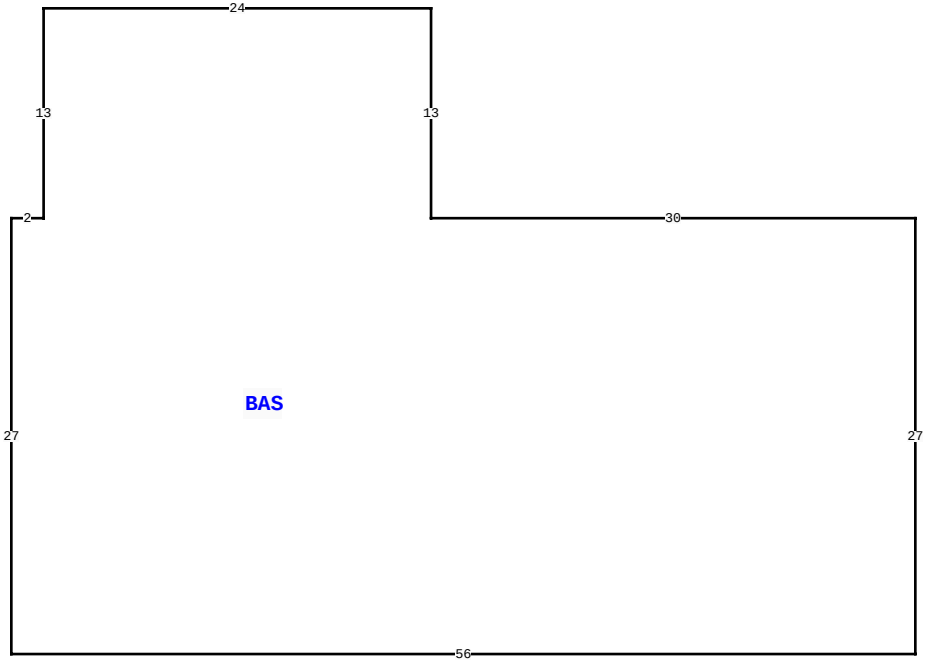
NEIGHBORHOOD/LOC 14515.030 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,824	100		1,824	108,135
TOTALS	1,824			1,824	108,135

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,824	115.9000	107.79	196,609	1999	1999	0	0	0	45.00	55.00

2 MANUF 1 100% - 1999 Heated Area: 1824 HX Base Yr 1999



497 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	1998	1998	3	100	1,200	
2	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	2000	2000	3	100	1,600	
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	2005	2005	3	100	800	
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,800	
8	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,080	
9	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,080	
10	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	108,135
TOTAL MARKET OB/XF VALUE	16,060
TOTAL LAND VALUE - MARKET	110,110
TOTAL MARKET VALUE	234,305
SOH/AGL Deduction	125,304
ASSESSED VALUE	109,001
TOTAL EXEMPTION VALUE	HX HB SX WX 106,411
BASE TAXABLE VALUE	2,590
TOTAL JUST VALUE	234,305
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	235,469

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043833	Roof Replacement	13,526	03/03/2022
35640	ADDN SFR	50	08/02/2017
16604	M H	125	02/15/2000
14035	M H	125	05/21/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1575/16	8/17/2026	LE	U	I	14	100
GRANTOR: BOLDUE DIANE (ENH LIF						
GRANTEE: BOLDUE JEFFERY R (R						
1563/2203	3/18/2026	LE	U	I	14	100
GRANTOR: BOLDUE DIANE (ENH LIF						
GRANTEE: BOLDUE JEFFERY R (R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 N13 W24 S13 W2 S27 E56 N27$.

LAND DESCRIPTION

TOTAL OB/XF 16,060

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 04/22/2022 BY JS Total Acres: 10.01 Total Land Value: 110,110 Market: 0 Agricultural: 0 Common: 110,110 PRINTED 11/17/2026 BY SYS