

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

2026

14-5S-15-00459-206
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
Architctual	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
BAS	1,824	100	
TOTALS	1,824		111,616

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MANUF	1	100%	-	1999						
Heated Area: 1824						HX Base Yr 1999					

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			111,616
TOTAL MARKET OB/XF VALUE			16,060
TOTAL LAND VALUE - MARKET			110,110
TOTAL MARKET VALUE			237,786
SOH/AGL Deduction			131,960
ASSESSED VALUE			105,826
TOTAL EXEMPTION VALUE	HX HB SX WX		105,826
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			237,786
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			220,454

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
1563/2203	3/18/2026	LE U		I	14	100
GRANTOR: BOLDUE DIANE (ENH LIF)						
GRANTEE: BOLDUE JEFFERY R (R						
0797/0924	10/18/1994	WD Q	V			17,000
GRANTOR: GULF ATLANTIC						
GRANTEE: ANTHONY & DIANE BOL						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	1998
2	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	100	2000
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	100	2005
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	100	2013
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	100	2013
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2013
8	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	100	2013
9	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	100	2013
10	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2016

TOTALS											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
				05/06/2026		MLU					
497 SW MONTEGO AVE, LAKE CITY											
TOTAL OB/XF											
16,060											

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W30 N13 W24 S13 W2 S27 E56 N27S.											

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							