COMM SW COR OF NW1/4 OF SW1/4, R
N 775.03 FT FOR POB, RUN W 2562.
E 1218.01 FT, N 536.98 FT, E 130

LAMB COLIN
559 SW MONTEGO AVE
LAKE CITY, FL 32024-2017

2027

14-5S-15-00459-210

BUILDING CHARACTERISTICS

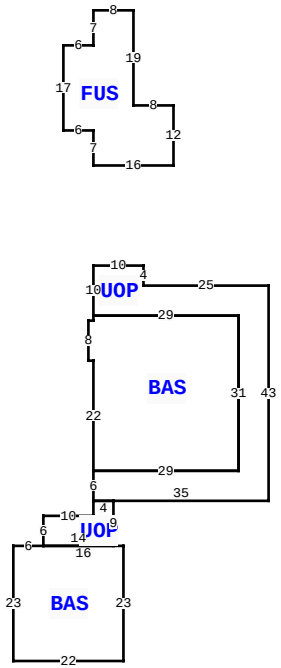
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	06	BD/BATTEN 20
Roof Structur	08	IRREGULAR 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	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	506	100		506	45,614
BAS	907	100		907	81,763
FUS	446	100		446	40,205
UOP	96	20		19	1,712
UOP	646	20		129	11,629
TOTALS	2,601			2,007	180,924

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,007	121.4052	133.55	268,035	1999	1999	0	0	0	32.50	67.50

2 SINGLE FAM 100% - 2014 Heated Area: 1859 HX Base Yr 2014



559 SW MONTEGO AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	0021	BARN,FR AE	0	100	20	32	1.00	UT	0.00	0.00	100	1995	1995	3	100	2,240	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	180,924
TOTAL MARKET OB/XF VALUE	2,240
TOTAL LAND VALUE - MARKET	168,810
TOTAL MARKET VALUE	216,167
SOH/AGL Deduction	106,097
ASSESSED VALUE	110,070
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	58,659
TOTAL JUST VALUE	351,974
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	355,252

BLDG:1:1: HOLI TRAVEL TRAILER

SALE:1:1: LOT 10 TIMBER RIDGE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047628	Remodel	12,050	07/10/2023
17242	ADDN SFR	95	07/25/2000
10911	SFR	240	03/20/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1514/2153	5/18/2024	LE	U	I	14	100
GRANTOR: LAMB COLIN (ENH LE)						
GRANTEE: LAMB HEATHER						
1257/0125	6/19/2013	WD	Q	I	01	200,000
GRANTOR: RONALD P & CAROLE J M						
GRANTEE: COLIN LAMB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] S1 W1 S8 E1 S22 E29 N31 W29 $
UOP=[ORIG=0,0] E29 S31 W29 S6 E35 N43 W25 N4 W10 S10 $
BAS=[ORIG=-10,46] W6 S23 E22 N23 W16 $
FUS=[ORIG=0,-30] E16 N12 W8 N19 W8 S7 W6 S17 E6 S7 $
UOP=[ORIG=0,37] S3 W10 S6 E14 N9 W4 $
.

LAND DESCRIPTION

TOTAL OB/XF 2,240

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	0100	C	SFR	100		A-1	0.00	0.00	3.00	AC		1.00	1.00	1.00	8,500.00	8,500.00	25,500							
2	5500	A	TIMBER 2	0		00	0.00	0.00	16.86	AC		1.00	1.00	1.00	445.00	445.00	7,503							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	16.86	AC		1.00	1.00	1.00	8,500.00	8,500.00	143,310							

REVIEW DATE 03/19/2026 BY robin Total Acres: 19.86 Total Land Value: 33,003 Market: 143,310 Agricultural: 7,503 Common: 25,500 PRINTED 11/17/2026 BY SYS