

COMM 5 FT W OF SW COR OF LOT 1 T  
S/D, RUN S 1132.29 FT FOR POB, R  
S 598.04 FT, W 1309.44 FT, N 536

BROWN JACOB P/BROWN LAUREN M  
345 SW MONTEGO AVE  
LAKE CITY, FL 32024

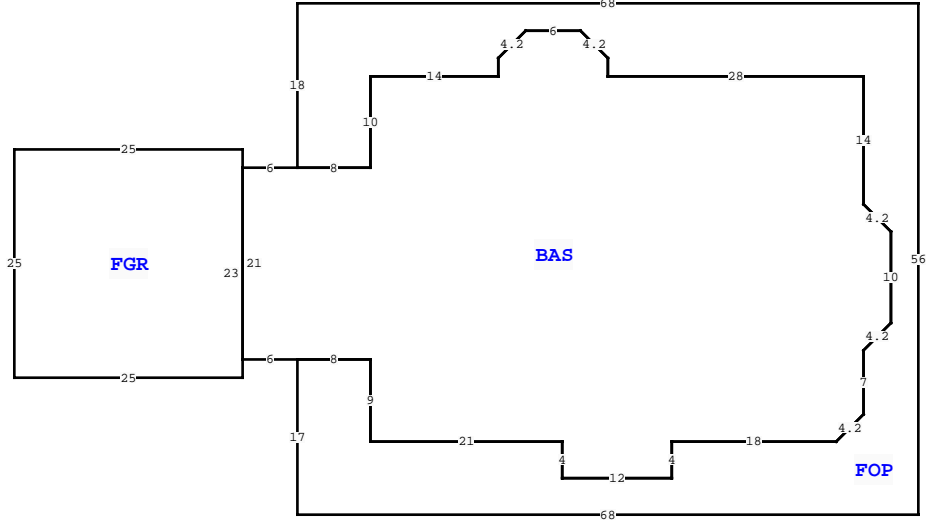
2026

14-5S-15-00459-211



ELEMENT		CD	CONSTRUCTION		
Exterior Wall	32	HARDIE BRD	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	80		
Interior Floo	11	CLAY TILE	20		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	100		
Frame	02	WOOD FRAME	100		
Stories	1.	1.	100		
Architectual	05	CONV	100		
Units		0	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	06	06			
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	2,588	100		2,588	255,363
FGR	625	55		344	33,943
FOP	1,347	30		404	39,863
TOTALS	4,560			3,336	329,170

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,336	110.1240	123.34	411,462	2005	2005	0	0	20.00	80.00
3 SINGLE FAM 100% - 2019 Heated Area: 2588 HX Base Yr 2019											



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE				329,170		
TOTAL MARKET OB/XF VALUE				13,764		
TOTAL LAND VALUE - MARKET				198,730		
TOTAL MARKET VALUE				389,468		
SOH/AGL Deduction				125,193		
ASSESSED VALUE				264,275		
TOTAL EXEMPTION VALUE				HX HB 51,411		
BASE TAXABLE VALUE				212,864		
TOTAL JUST VALUE				541,664		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				523,106		
BLDG:1:1: VOGUE TRAVEL TRAILER						
SALE:1:1: LOT 11 TIMBER RIDGE						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
000049170	Roof Replacement	34,868	02/07/2024			
23134	POOL	130	05/11/2005			
22472	SFR	710	11/08/2004			
8136	M H	75	03/07/1994			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1354/0979	2/27/2018	WD Q	Q	I	01	335,000
GRANTOR: PATRICIA S REGISTER R						
GRANTEE: JACOB P & LAUREN M						
1000/0817	11/17/2003	WD Q	Q	I		57,000
GRANTOR: PAUL R BEHUN						
GRANTEE: PATRICIA S REGISTER						
BLD DATE						05/07/2026
LGL DATE						MLU
XF DATE						
LAND DATE						
INC DATE						
AG DATE						
BLD DATE						
XF DATE						
INC DATE						
LAND DATE						
AG DATE						

EXTRA FEATURES																
L N	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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	1994	1994	3	100	500	
2	0166	CONC, PAVMT	0	100	20	25	500.00	UT	2.50	100	2005	2005	3	100	1,250	
3	0280	POOL R/CON	0	100	11	23	253.00	UT	70.00	100	2005	2005	3	47	8,324	
4	0282	POOL ENCL	0	100	15	31	465.00	UT	15.00	100	2005	2005	3	40	2,790	
5	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	100	2013	2013	3	100	600	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	100	2013	2013	3	100	300	

TOTAL OB/XF												13,764				
345 SW MONTEGO AVE, LAKE CITY																

BUILDING NOTES																
BLDG:1:1: VOGUE TRAVEL TRAILER																
SALE:1:1: LOT 11 TIMBER RIDGE																
BUILDING DIMENSIONS																
BAS= W6 FGR= N2 W25 S25 E25 N23 S S21 E6 FOP= S17 E68 N56 W68 S18 E8 N10 E14 N2 R3 U3 E6 D3 R3 S2 E28 S14 D3 R3 S10 L3 D3 S7 L3 D3 W18 S4 W12 N4 W21 N9 W8 S E8 S9 E21 S4 E12 N4 E18 U3 R3 N7 U3 R3 N10 L3 U3 N14 W28 N2 L3 U3 W6 D3 L3 S2 W14 S10 W8 S.																

LAND DESCRIPTION																								
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	0100	C	SFR	100		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	8,500.00	8,500.00	42,500							
2	6200	A	PASTURE 3	0		00	0.00	0.00	7.00	AC		1.00	1.00	1.00	280.00	280.00	1,960							
3	5600	A	TIMBER 3	0		00	0.00	0.00	7.38	AC		1.00	1.00	1.00	281.00	281.00	2,074							
4	9910	M	MKT. VAL. AG	0		00	0.00	0.00	18.38	AC		1.00	1.00	1.00	8,500.00	8,500.00	156,230							