COMM SW COR OF NW1/4, RUN N 258. FT TO POB, E 300 FT, S 357.99 FT 357.99 FT TO POB. (AKA PART/LOT

MORELAN TIFFANEY M
459 SW MONTEGO AVE
LAKE CITY, FL 32024

2027

14-5S-15-00459-305

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

459 SW MONTEGO AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	3,500
TOTAL LAND VALUE - MARKET	34,580
TOTAL MARKET VALUE	38,080
SOH/AGL Deduction	15,289
ASSESSED VALUE	22,791
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,791
TOTAL JUST VALUE	38,080
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,080

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052214	Mobile Home		01/30/2025
37247	M H	360	09/24/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1406/0919	2/21/2020	WD	U	I	30	100
GRANTOR: JUDY A MORELAN & CHRI						
GRANTEE: TIFFANEY M MORELAN						
1401/2054	12/20/2019	PB	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: JUDY A MORELAN (SPO						

BUILDING NOTES

BUILDING DIMENSIONS

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	
2	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 3,500

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	0700	C	MISC RES	0		A-1	0.00	0.00	2.47	AC		1.00	1.00	1.00	14,000.00	14,000.00	34,580							

REVIEW DATE 02/28/2025 BY randall Total Acres: 2.47 Total Land Value: 34,580 Market: 0 Agricultural: 0 Common: 34,580 PRINTED 11/17/2026 BY SYS