

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

2026

14-5S-15-00459-305


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	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 17,361 ASSESSED VALUE 20,719 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 20,719 TOTAL JUST VALUE 38,080 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 33,140											
DOR CODE		0700 MISC IMPROVED																				PERMIT NUM DESCRIPTION AMT ISSUED 000052214 Mobile Home 01/30/2025 37247 M H 360 09/24/2018									
MAP NUM		14515.030 1.00/																				SALES DATA OFF RECORD Number DATE TYPE INST Q / 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)									
NEIGHBORHOOD/LOC		14515.030 1.00/																				BUILDING NOTES BUILDING DIMENSIONS									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS		459 SW MONTEGO AVE, LAKE CITY																				BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/06/2026 MLU									
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	0166	CONC, PAVMT	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500																
2	9947	Septic	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000																
LAND DESCRIPTION		TOTAL OB/XF 3,500																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		randa11		Total Acres: 2.47		Total Land Value: 34,580		Market: 0		Agricultural: 0		Common: 34,580		PRINTED 06/09/2026 BY SYS													