LOT 1 SUMMER HILL S/D.

816-164, 822-1, 860-1302, 888-15

VARGO FRANCES
717 SW MONTEGO AVE
LAKE CITY, FL 32024

2027

14-5S-15-00460-101

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	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
Architectual	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

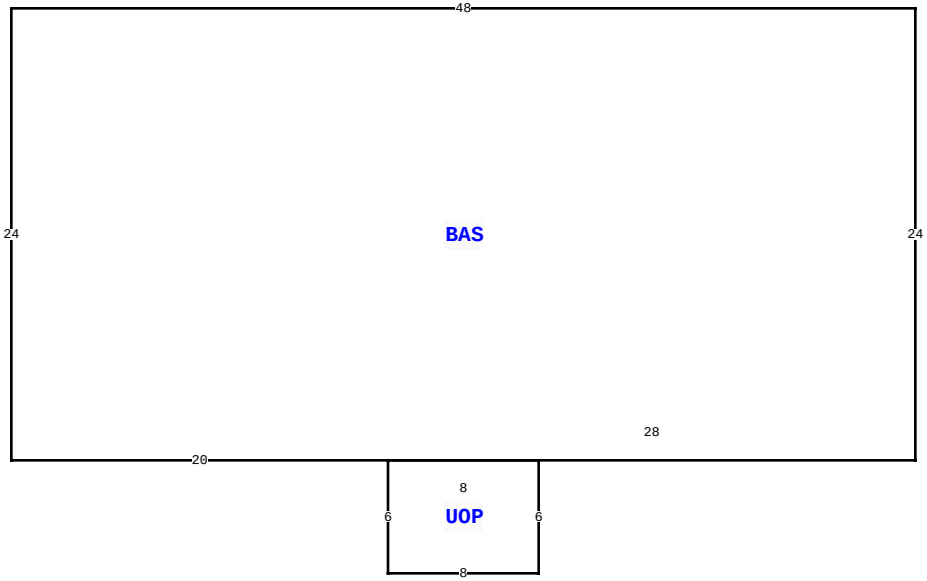
NEIGHBORHOOD/LOC 14515.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	32,044
UOP	48	25		12	334
TOTALS	1,200			1,164	32,378

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,164	115.9000	69.54	80,945	1994	1994	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2000 Heated Area: 1152 HX Base Yr 2000



717 SW MONTEGO AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 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	0296	SHED METAL	0	100	10	12	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	9945	Well/Sept	0	100	0	0	2.00	UT	7,000.00	7,000.00	100			3	100	14,000	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
4	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
6	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
7	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2025	2024		100	3,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		32,378
TOTAL MARKET OB/XF VALUE		22,050
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		109,428
SOH/AGL Deduction		45,687
ASSESSED VALUE		63,741
TOTAL EXEMPTION VALUE	HX HB	35,794
BASE TAXABLE VALUE		27,947
TOTAL JUST VALUE		109,428
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		109,428

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056837	Roof Replacement	7,100	10/22/2026
000052566	Mobile Home		03/12/2025
000051375	Right-of-Way Acce		11/04/2024
000051051	Electrical Servic	0	10/11/2024
8755	M H	125	08/22/1994
8693	M H	125	08/05/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1493/2072	6/25/2023	LE	U	I	14	100
GRANTOR: WEBB FRANCES (F/K/A)						
GRANTEE: WEBB FRANCES A (ENH						
0888/1585	9/13/1999	WD	Q	V	01	15,600
GRANTOR: JOSEPH & DAWN VARGO						
GRANTEE: FRANCES VARGO III						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S24 E20 UOP= S6 E8 N6 W8$ E28 N24$.

LAND DESCRIPTION

TOTAL OB/XF 22,050

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 03/19/2025 BY randall Total Acres: 4.52 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/17/2026 BY SYS