LOT 2 SUMMER HILL S/D.
741-297, 746-1029, 1033, 1035, 9

BRYAN CURT/BRYAN VICKY
821 SW MONTEGO AVE
LAKE CITY, FL 32024

2027

14-5S-15-00460-102

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

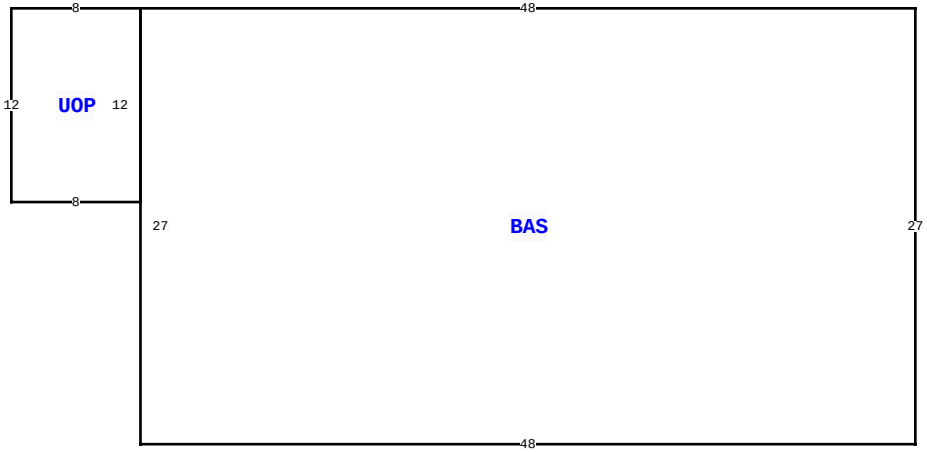
NEIGHBORHOOD/LOC 14515.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	36,050
UOP	96	25		24	668
TOTALS	1,392			1,320	36,717

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,320	115.9000	69.54	91,793	1997	1997	0	0	0	60.00	40.00

2 MOBILE HME 0% - 0 Heated Area: 1296 HX Base Yr



821 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	0	24	24	576.00	UT	2.75	2.75	50	1994	1994	3	50	792	
2	0294	SHED WOOD/	0	0	10	12	120.00	UT	2.75	2.75	100	2002	2002	3	100	330	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	36,717
TOTAL MARKET OB/XF VALUE	8,122
TOTAL LAND VALUE - MARKET	71,500
TOTAL MARKET VALUE	116,339
SOH/AGL Deduction	17,324
ASSESSED VALUE	99,015
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	99,015
TOTAL JUST VALUE	116,339
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	116,339

XFOB:2:1: CHAM MH
LAND:1:1: 5.50 AC.
BLDG:1:1: CHAM MH
SALE:1:1: LOT 2, SUMMER HILL

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1285/0725	11/25/2014	WD	Q	I	01	85,000
GRANTOR: MARCUS & PATRICIA ERN						
GRANTEE: CURT & VICKY BRYAN						
1285/0724	11/15/2014	WD	U	I	30	100
GRANTOR: CHARLES TUCKER						
GRANTEE: PATRICIA A ERNSTING						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 UOP= W8 S12 E8 N12$ S27 E48 N27$.

LAND DESCRIPTION

TOTAL OB/XF 8,122

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	0102	C	SFR/MH	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	65,000.00	71,500.00	71,500							

REVIEW DATE 07/14/2016 BY DF Total Acres: 5.50 Total Land Value: 71,500 Market: 0 Agricultural: 0 Common: 71,500 PRINTED 11/17/2026 BY SYS