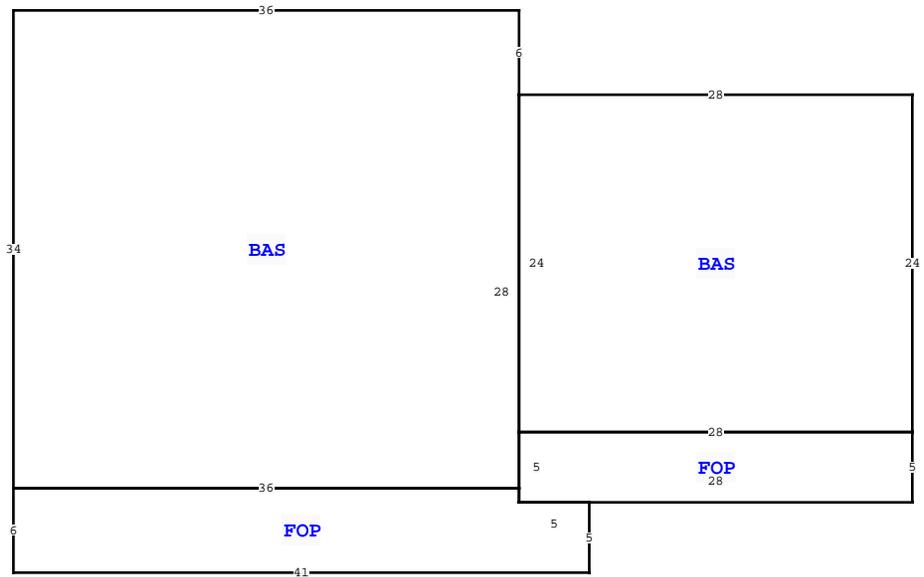




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	06	VINYL ASB	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual Units	05	CONV	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	07	07	
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	23515.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	672	100	
BAS	1,224	100	
FOP	140	30	
FOP	241	30	
TOTALS	2,277		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	0%	- 0		277,501	1994	1994	0	0	31.00	69.00	Heated Area: 1896 HX Base Yr	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	191,476		
TOTAL MARKET OB/XF VALUE	3,000		
TOTAL LAND VALUE - MARKET	170,000		
TOTAL MARKET VALUE	210,771		
SOH/AGL Deduction	0		
ASSESSED VALUE	210,771		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	210,771		
TOTAL JUST VALUE	364,476		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	333,845		
PRCL:0:1: 01/18/06 AG REMOVED FOR 05 SALE. JS			
SALE:3:1: PART IN SUWANNEE COUNTY			
SALE:2:1: IN LIEU OF FORECLOSURE			
SALE:1:1: 40 ACRES			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050262	Roof Replacement	15,000	07/02/2024
000050263	Roof Replacement	15,000	07/02/2024
7717	SFR	20,000	10/22/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1056/0194	8/24/2005	WD	Q	I		299,900
GRANTOR: ANDERSON						
GRANTEE: VALIENTE						
0776/0166	6/14/1993	WD	Q	V		50,000
GRANTOR: HARBOR VIEW ANDERSON						
GRANTEE: SHAWN T ANDERSON						

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	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0020	BARN,FR	0	0	36	40	UT	0.00	0.00	100	1994	1994	3	100	1,200	
3	0040	BARN,POLE	0	0	0	0	UT	0.00	0.00	100	2013	2013	3	100	600	

TOTAL OB/XF													
3,000													
1711 SW MONTEGO AVE, LAKE CITY													
BLD DATE													
XF DATE													
INC DATE													
LGL DATE													
LAND DATE													
AG DATE													
05/07/2026 MLU													

BUILDING NOTES						

BUILDING DIMENSIONS						
BAS= W28 BAS= N6 W36 S34 FOP= S6 E41 N5 W5 N1 W36\$ E36 N28\$ S24 FOP= S5 E28 N5 W28\$ E28 N24\$.						

LAND DESCRIPTION														TOTAL OB/XF										
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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	8,500.00	8,500.00	8,500							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	15.00	AC		1.00	1.00	1.00	445.00	445.00	6,675							
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	280.00	280.00	1,120							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	19.00	AC		1.00	1.00	1.00	8,500.00	8,500.00	161,500							