E1/2 OF SW1/4 & SW1/4 OF SW1/4
337-657, PB 1046-166 THRU 189, D

WILLIAMSON AARON S/WILLIAMSON JENNIFER R
1815 SW MONTEGO AVE
LAKE CITY, FL 32024

2027

23-5S-15-00466-000

BUILDING CHARACTERISTICS

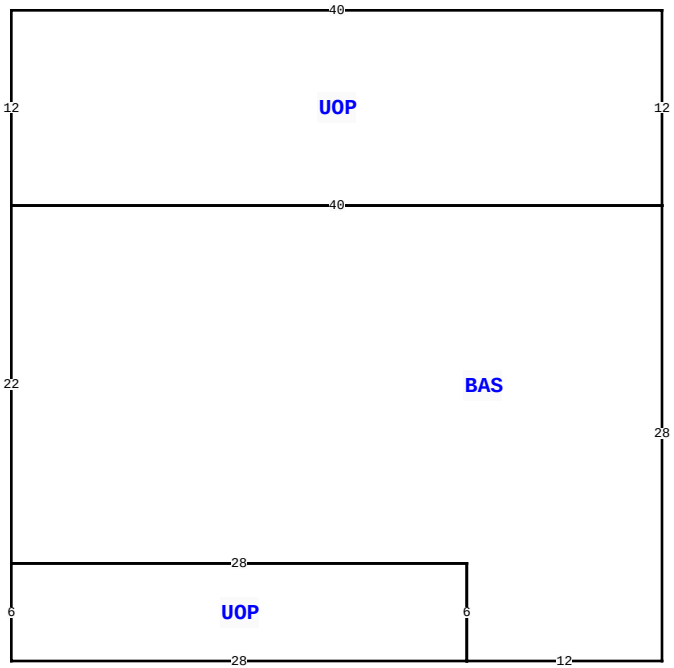
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	952	100		952	77,610
UOP	168	20		34	2,772
UOP	480	20		96	7,826
TOTALS	1,600			1,082	88,208

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,082	114.0156	125.42	135,704	1965	1990	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2015 Heated Area: 952 HX Base Yr 2015



1941 SW MONTEGO AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	453,174
TOTAL MARKET OB/XF VALUE	117,872
TOTAL LAND VALUE - MARKET	600,000
TOTAL MARKET VALUE	609,366
SOH/AGL Deduction	118,653
ASSESSED VALUE	490,713
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	439,302
TOTAL JUST VALUE	1,171,046
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,179,295

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40484	M H	0	09/01/2020
34591	POOL	310	10/25/2016
31455	SFR	1,079	09/16/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1233/1653	4/17/2012	WD	Q	I	01	248,000
GRANTOR: LIZABETH SPARKS						
GRANTEE: AARON & JENNIFER WI						
1201/2332	4/27/2010	QC	U	I	16	100
GRANTOR: BARBARA G LAYCOCK						
GRANTEE: LIZABETH SPARKS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N28 UOP= N12 W40 S12 E40$ W40 S22 UOP= S6 E28 N6 W28$
E28 S6 E12 $.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2014	2014	3	100	1,200	
2	0031	BARN,MT AE	0	100	50	64	3,200.00	UT	6.75	6.75	100	2014	2014	3	100	21,600	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	3,500	
4	0040	BARN,POLE	0	100	48	36	1,728.00	UT	2.50	2.50	100	2016	2016	3	100	4,320	
5	0280	POOL R/CON	0	100	26	40	1,040.00	UT	70.00	70.00	100	2017	2017	3	84	61,152	
6	0060	CARPORT F	0	100	22	20	1.00	UT	2,000.00	2,000.00	100	2026	2025		100	2,000	
7	0060	CARPORT F	0	100	26	26	1.00	UT	4,800.00	4,800.00	100	2026	2025		100	4,800	
8	0040	BARN,POLE	0	100	62	32	1.00	UT	8,200.00	8,200.00	100	2026	2025		100	8,200	
9	0040	BARN,POLE	0	100	0	0	1.00	UT	600.00	600.00	100	2026	2025		100	600	
10	0040	BARN,POLE	0	100	42	62	1.00	UT	10,500.00	10,500.00	100	2026	2025		100	10,500	

LAND DESCRIPTION

TOTAL OB/XF 117,872

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	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	5,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	119.00	AC		1.00	1.00	1.00	280.00	280.00	33,320							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	119.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	595,000							

REVIEW DATE 03/06/2026 BY JB Total Acres: 120.00 Total Land Value: 38,320 Market: 595,000 Agricultural: 33,320 Common: 5,000 PRINTED 11/17/2026 BY SYS

E1/2 OF SW1/4 & SW1/4 OF SW1/4
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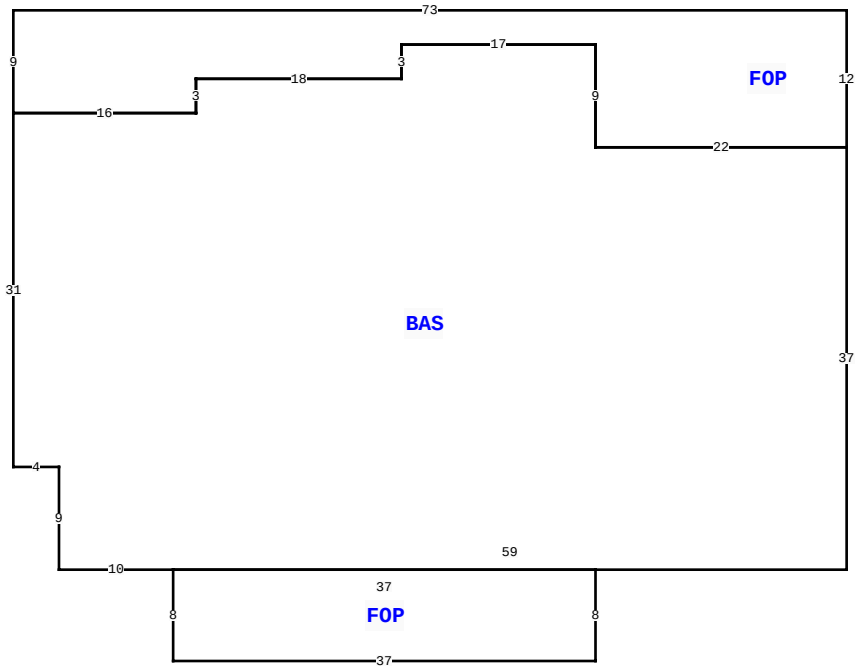
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Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	23515.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,974	100		2,974	335,728
FOP	296	30		89	10,047
FOP	567	30		170	19,191
TOTALS	3,837			3,233	364,966

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,233	115.3110	126.84	410,074	2014	2014	0	0	0	11.00	89.00

2 SINGLE FAM 100% - 2015 Heated Area: 2974 HX Base Yr 2015



1941 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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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1201/2332	4/27/2010	QC	U	I	16	100
GRANTOR: BARBARA G LAYCOCK						
GRANTEE: LIZABETH SPARKS						

BUILDING NOTES

BUILDING DIMENSIONS

FOP= N12 W73 S9 E16 N3 E18 N3 E17 S9 E22$ BAS= W22 N9 W17 S3 W18 S3 W16 S31 E4 S9 E10 FOP= S8 E37 N8 W37$ E59 N37$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/06/2026 BY JB Total Acres: 120.00 Total Land Value: 38,320 Market: 595,000 Agricultural: 33,320 Common: 5,000 PRINTED 11/17/2026 BY SYS