COMM INTERS E LINE NE1/4 OF NW1/4 & N R/W SR-242, RUN W 224.32 FT, N 970 FT FOR POB,

MONTPETIT MICKEY R KNAGGE
302 SW ANGELA TER
LAKE CITY, FL 32024

**2027**

**25-4S-16-03153-036**

## BUILDING CHARACTERISTICS

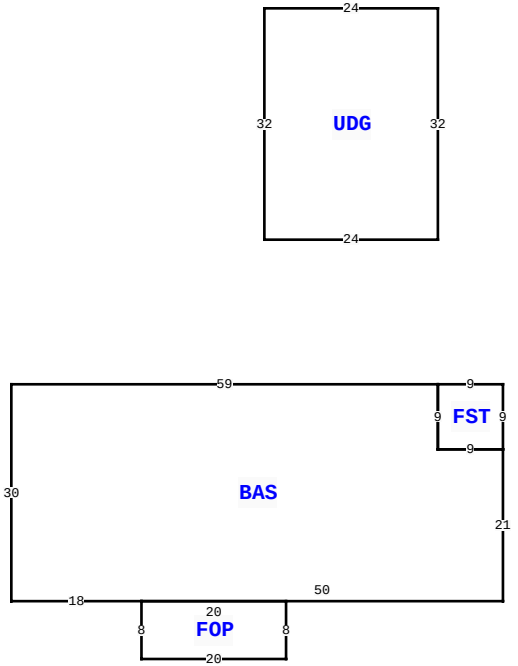
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 25416.040 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,959 | 100 | | 1,959 | 164,046 |
| FOP | 160 | 30 | | 48 | 4,020 |
| FST | 81 | 55 | | 45 | 3,768 |
| UDG | 768 | 55 | | 422 | 35,338 |
| TOTALS | 2,968 | | | 2,474 | 207,171 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,474 | 117.1200 | 128.83 | 318,725 | 1973 | 1973 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2025 Heated Area: 1959 HX Base Yr 2025




302 SW ANGELA TER, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/14/2026 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 207,171 |
| TOTAL MARKET OB/XF VALUE | | 18,039 |
| TOTAL LAND VALUE - MARKET | | 25,000 |
| TOTAL MARKET VALUE | | 250,210 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 250,210 |
| TOTAL EXEMPTION VALUE | HX HB WX | 56,411 |
| BASE TAXABLE VALUE | | 193,799 |
| TOTAL JUST VALUE | | 250,210 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 253,974 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W59 S30 E18 FOP= S8 E20N8 W20$ E50 N21 FST= N9 W9 S9E9$ W9 N9$ PTR=N20 UDG= N32 W24 S32 E24$ S20$.

## 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 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 225 | |
| 2 | 0258 | PATIO | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 75 | |
| 3 | 0280 | POOL R/CON | 0 | 100 | 32 | 16 | 512.00 | UT | 70.00 | 70.00 | 100 | 1985 | 1985 | 3 | 40 | 14,336 | |
| 4 | 0166 | CONC,PAVMT | 0 | 100 | 20 | 40 | 800.00 | UT | 2.00 | 2.00 | 100 | 1993 | 1993 | 3 | 100 | 1,600 | |
| 5 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 214.00 | UT | 7.50 | 7.50 | 50 | 1993 | 1993 | 3 | 50 | 803 | |
| 6 | 0296 | SHED METAL | 0 | 100 | 10 | 20 | 200.00 | UT | 5.00 | 5.00 | 100 | 1993 | 1993 | 3 | 100 | 1,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 18,039

| 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 | | RSF-1 | 171.00 | 170.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 25,000.00 | 25,000.00 | 25,000 | | | | | | | |

REVIEW DATE 06/26/2019 BY KR Total Acres: 0.67 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/17/2026 BY SYS