N1/2 OF NW1/4 OF NW1/4. EX NE1/4 NW1/4.

MEARS JEFFERY
2013 SW MONTEGO AVE
LAKE CITY, FL 32024

2027

26-5S-15-00481-001

BUILDING CHARACTERISTICS

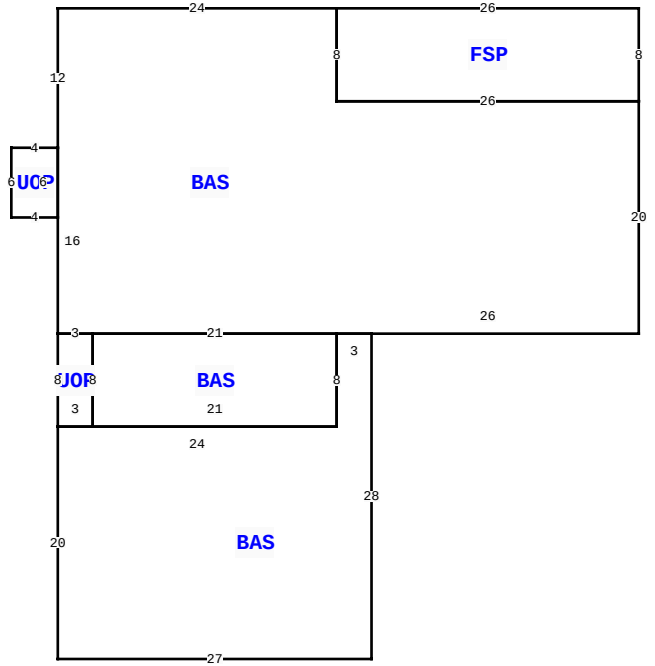
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floo	09	PINE WOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 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	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	26515.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	168	100		168	10,801
BAS	564	100		564	36,260
BAS	1,192	100		1,192	76,636
FSP	208	40		83	5,337
UOP	24	20		5	322
UOP	24	20		5	322
TOTALS	2,180			2,017	129,676

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,017	89.9190	98.91	199,501	1950	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1998 Heated Area: 1924 HX Base Yr 1998



2013 SW MONTEGO AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	129,676
TOTAL MARKET OB/XF VALUE	18,513
TOTAL LAND VALUE - MARKET	111,540
TOTAL MARKET VALUE	259,729
SOH/AGL Deduction	156,185
ASSESSED VALUE	103,544
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	52,133
TOTAL JUST VALUE	259,729
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	262,089

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34293	ADDN SFR	273	07/26/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1454/627	10/21/2021	WD	U	I	11	100
GRANTOR: MEARS DENISE						
GRANTEE: MEARS JEFFERY						
0846/0227	9/22/1997	WD	Q	I		104,000
GRANTOR: MONCADA						
GRANTEE: MEARS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S12 UOP= W4 S6 E4 N6$ S16 UOP= S8 E3 N8 W3 $ E3 BAS= S8 E21 N8 W21$ E21 BAS= S8 W24 S20 E27 N28 W3$ E26 N20 FSP= N8 W26 S8 E26$ W26 N8$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	600	
2	0280	POOL R/CON	0	100	14	28	392.00	UT	70.00	70.00	100	1993	1993	3	40	10,976	
3	0166	CONC,PAVMT	0	100	0	0	558.00	UT	1.50	1.50	100	1993	1993	3	100	837	
4	0020	BARN,FR	0	100	0	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	2,500	
5	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,200	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
8	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
9	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
10	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 18,113

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	10.14	AC		1.00	1.00	1.00	11,000.00	11,000.00	111,540							

REVIEW DATE 03/16/2026 BY JB Total Acres: 10.14 Total Land Value: 111,540 Market: 0 Agricultural: 0 Common: 111,540 PRINTED 11/17/2026 BY SYS

N1/2 OF NW1/4 OF NW1/4. EX NE1/4 NW1/4.

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COLUMBIA COUNTY PROPERTY

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GRANTEE: MEARS						

BUILDING NOTES

BUILDING DIMENSIONS

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
11	0020	BARN, FR	0	100	0	0	1.00	UT	400.00	400.00	100	2026	2025		100	400	

TOTAL OB/XF 400

LAND DESCRIPTION

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 03/16/2026 **BY** JB — Total Acres: 10.14 — Total Land Value: 111,540 — Market: 0 — Agricultural: 0 — Common: 111,540 — **PRINTED 11/17/2026 BY SYS**