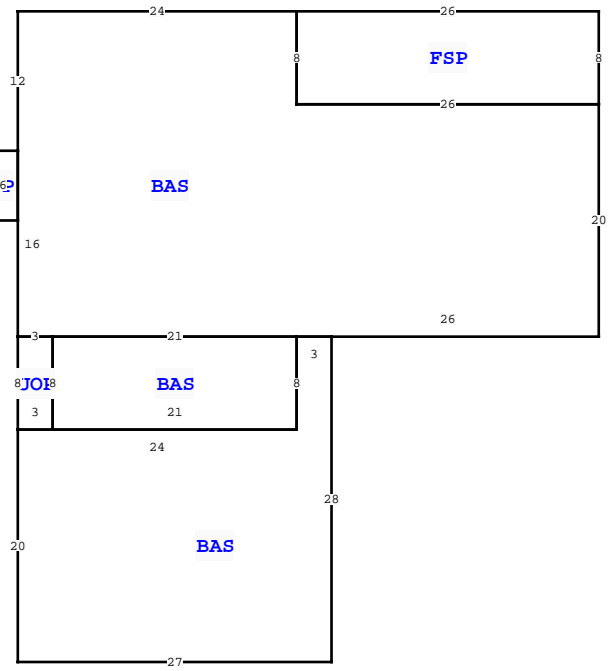




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	50
Interior Wall	06	CUST PANEL	50
Interior Floor	09	PINE WOOD	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	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
BAS	168	100	
BAS	564	100	
BAS	1,192	100	
FSP	208	40	
UOP	24	20	
UOP	24	20	
TOTALS	2,180		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 1998								
					Heated Area: 1924						
						HX Base Yr 1998					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		132,036	
TOTAL MARKET OB/XF VALUE		18,513	
TOTAL LAND VALUE - MARKET		111,540	
TOTAL MARKET VALUE		262,089	
SOH/AGL Deduction		161,561	
ASSESSED VALUE		100,528	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		49,117	
TOTAL JUST VALUE		262,089	
NCON VALUE		400	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		246,479	

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						

EXTRA FEATURES		2013 SW MONTEGO AVE, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ R
1	0294	SHED WOOD/	0.00
2	0280	POOL R/CON	70.00
3	0166	CONC, PAVMT	1.50
4	0020	BARN, FR	0.00
5	0040	BARN, POLE	0.00
6	0296	SHED METAL	0.00
7	0252	LEAN-TO W/	0.00
8	0294	SHED WOOD/	0.00
9	0258	PATIO	0.00
10	0070	CARPORT UF	0.00

TOTAL OB/XF										18,113						
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	0294	SHED WOOD/	0	100	0	0	UT	0.00	0.00	100	0	0	3	100	600	
2	0280	POOL R/CON	0	100	14	28	UT	70.00	70.00	100	1993	1993	3	40	10,976	
3	0166	CONC, PAVMT	0	100	0	0	UT	1.50	1.50	100	1993	1993	3	100	837	
4	0020	BARN, FR	0	100	0	0	UT	0.00	0.00	100	1995	1995	3	100	2,500	
5	0040	BARN, POLE	0	100	0	0	UT	0.00	0.00	100	2005	2005	3	100	1,200	
6	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2013	2013	3	100	400	
7	0252	LEAN-TO W/	0	100	0	0	UT	0.00	0.00	100	2013	2013	3	100	200	
8	0294	SHED WOOD/	0	100	0	0	UT	0.00	0.00	100	2013	2013	3	100	300	
9	0258	PATIO	0	100	0	0	UT	0.00	0.00	100	2013	2013	3	100	300	
10	0070	CARPORT UF	0	100	0	0	UT	0.00	0.00	100	2013	2013	3	100	800	

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\$.	

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	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							

