

LOT 4 BLOCK 3 UNIT 1 GWEN LAKE  
ESTATES S/D. ORB 731-444,  
ORB 739-353, 864-416, 894-1850

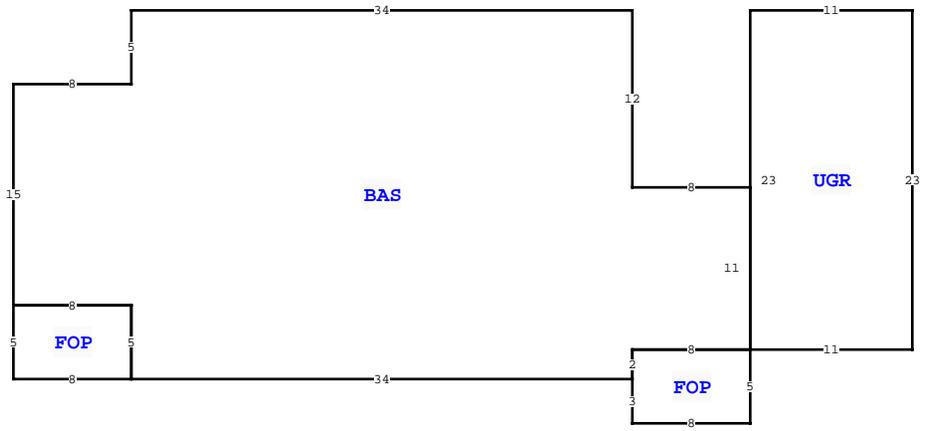
MONTGOMERY KAREN E  
636 NW PALM DR  
LAKE CITY, FL 32055

**2026**

31-3S-17-05991-000  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	06	VINYL ASB 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		2 100	
Frame	01	NONE 100	
Stories	1.1	1. 100	
Architectural Units	05	CONV 100	
Condition Adj	01	01 100	
Kitchen Adjus	01	01 100	
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	31317.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,058	100	
FOP	40	30	
FOP	40	30	
UGR	253	45	
TOTALS	1,391		1,196

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%	- 2020								
Heated Area: 1058 HX Base Yr 2020											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			79,217
TOTAL MARKET OB/XF VALUE			3,550
TOTAL LAND VALUE - MARKET			15,890
TOTAL MARKET VALUE			98,657
SOH/AGL Deduction			30,332
ASSESSED VALUE			68,325
TOTAL EXEMPTION VALUE	HX HB SX		68,325
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			98,657
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			94,843

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1335/2724	4/27/2017	WD	Q	I	01	54,300
GRANTOR: RICHARD TOM TAYLOR						
GRANTEE: KAREN E MONTGOMERY						
1269/0284	1/17/2014	WD	U	I	30	100
GRANTOR: DUSTIN L TAYLOR						
GRANTEE: RICHARD TOM TAYLOR						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100
2	0166	CONC, PAVMT	0	100	16	20	320.00	UT	2.00	2.00	100
3	0060	CARPORT F	0	100	18	30	540.00	UT	5.00	5.00	50
4	0258	PATIO	0	100	16	30	480.00	UT	2.00	2.00	100
5	0263	PRCH, USP	0	100	0	0	1.00	UT	0.00	0.00	100

TOTAL OB/XF												3,550			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T				
1	0100	C	SFR	100		*RSF-	2 0.00	0.00	12,712.08	SF	1.00				

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W34 S5 W8 S15 FOP= S5 E8N5 W8\$ E8 S5 E34 FOP= S3 E8 N5 W8 S2 \$ N2 E8 UGR= E11 N23 W11 S23\$ N11 W8 N12\$.											

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	% 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-	2 0.00	0.00	12,712.08	SF	1.00	1.00	1.00	1.25	1.25	15,890							