LOT 9 BLOCK 2 LAKE FOREST S/D
UNIT 5.

INSTITUTE OF OUR LADY MOUNT CARMEL
819 SW LAKE MONTGOMERY AVE
LAKE CITY, FL 32025

2027

31-3S-17-07964-000

BUILDING CHARACTERISTICS

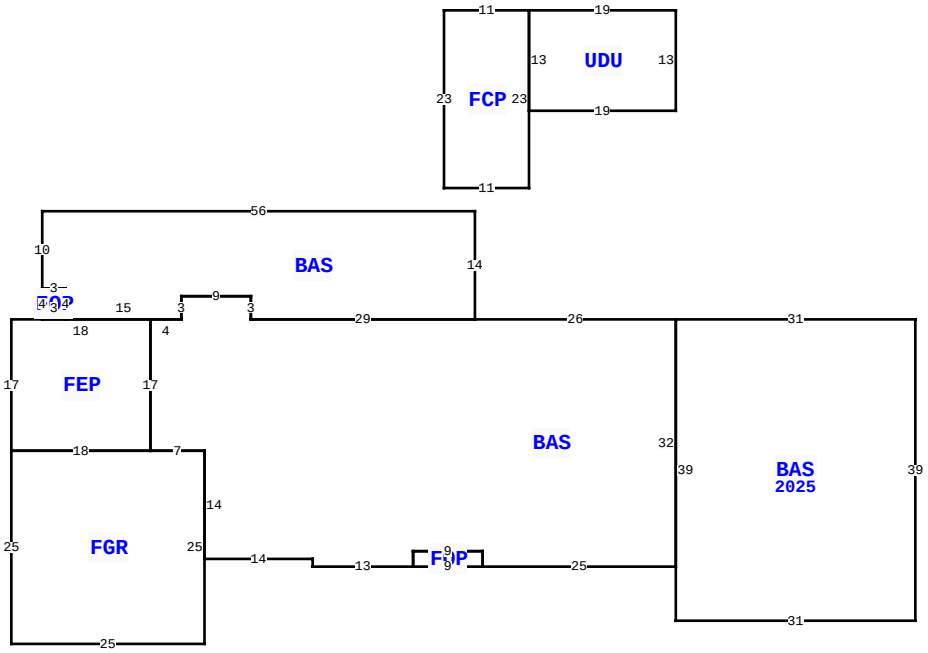
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition		N/A 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6417.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	745	100		745	54,551
BAS	2,066	100		2,066	151,278
BAS	1,209	100	2025	1,209	88,526
FCP	253	25		63	4,613
FEP	306	80		245	17,939
FGR	625	55		344	25,189
FOP	12	30		4	293
FOP	18	30		5	366
UDU	247	55		136	9,958
TOTALS	5,481			4,817	352,713

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,817	102.4100	112.65	542,635	1978	1978	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 4020 HX Base Yr



819 SW LAKE MONTGOMERY AVE, 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: 1	Tax Dist:	
BUILDING MARKET VALUE		352,713
TOTAL MARKET OB/XF VALUE		2,400
TOTAL LAND VALUE - MARKET		23,906
TOTAL MARKET VALUE		379,019
SOH/AGL Deduction		0
ASSESSED VALUE		379,019
TOTAL EXEMPTION VALUE	37	379,019
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		379,019
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		385,438

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048013	Electrical Servic	0	09/01/2023
504	ADDN SFR	50	04/09/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1106/0916	12/27/2006	WD	Q	I	01	100
GRANTOR: MELINA M LEDUC						
GRANTEE: INSTITUDE OF OUR LA						
0927/0709	5/16/2001	WD	Q	I		120,000
GRANTOR: RICHARD & JUDY COLE						
GRANTEE: MELINA M LEDUC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W26 W29 N3 W9 S3 W4 S17 E7 S14 E14 S1 E13 N2 E9 S2 E25 N32 $
BAS=[ORIG=-26,0] N14 W56 S10 E3 S4 E15 N3 E9 S3 E29 $
FGR=[ORIG=-68,17] W18 S25 E25 N25 W7 $
FEP=[ORIG=-68,0] W18 S17 E18 N17 $
FCP=[ORIG=-19,-40] W11 S23 E11 N23 $
UDU=[ORIG=0,-40] W19 S13 E19 N13 $
FOP=[ORIG=-34,32] E9 N2 W9 S2 $
FOP=[ORIG=-82,-4] S4 E3 N4 W3 $
PTR=[ORIG=0,0] N40 S40 $
BAS=[YR=2025;ORIG=0,0] E31 S39 W31 N39 $
.

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	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,200	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2011	2011	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 2,400

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	0		*RSF-2	86.00	122.00	1.00	LT		1.00	1.00	1.06	22,500.00	23,906.25	23,906							

REVIEW DATE 10/16/2024 BY mark Total Acres: 0.52 Total Land Value: 23,906 Market: 0 Agricultural: 0 Common: 23,906 PRINTED 11/17/2026 BY SYS