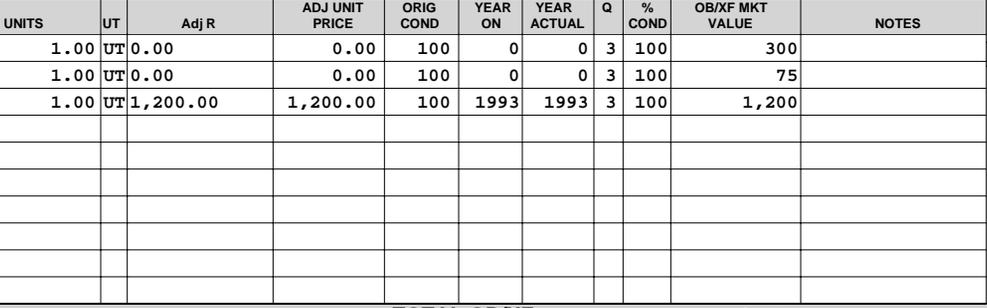


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	02 02 100
Kitchen Adjus	01 01 100
Quality	04 04
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 06
NEIGHBORHOOD/LOC	6417.0100 1.00/

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	0%	2025	107.37	264,774	1970	1970	0	0	35.00	65.00	

1 SINGLE FAM 0% - 2025 Heated Area: 2096 HX Base Yr



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY	Tax Group: 1	Tax Dist:	STANDARD
BUILDING MARKET VALUE			172,103
TOTAL MARKET OB/XF VALUE			1,575
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			192,178
SOH/AGL Deduction			0
ASSESSED VALUE			192,178
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			192,178
TOTAL JUST VALUE			192,178
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			192,178

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1560/695	1/21/2026	CT	U	I	18	130,100

GRANTOR: CLERK OF COURT
GRANTEE: FEDERAL HOME LOAN M
1519/2080 7/23/2024 WD Q I 01 205,000
GRANTOR: RINE MARVIN NEAL
GRANTEE: MARRIOTT MILDRED

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W41 FGR= N24 W28 S24 E28\$ W28 S28 E14 S4 E41 N4 E14N28\$.	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,096	100		2,096	146,281
FGR	672	55		370	25,823
TOTALS	2,768			2,466	172,103

EXTRA FEATURES		BLD DATE		XF DATE		LGL DATE		LAND DATE		AG DATE	
836 SW LAKE MONTGOMERY AVE, LAKE CITY						04/21/2023		MLU			

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	DPH 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	218.00	110.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500								