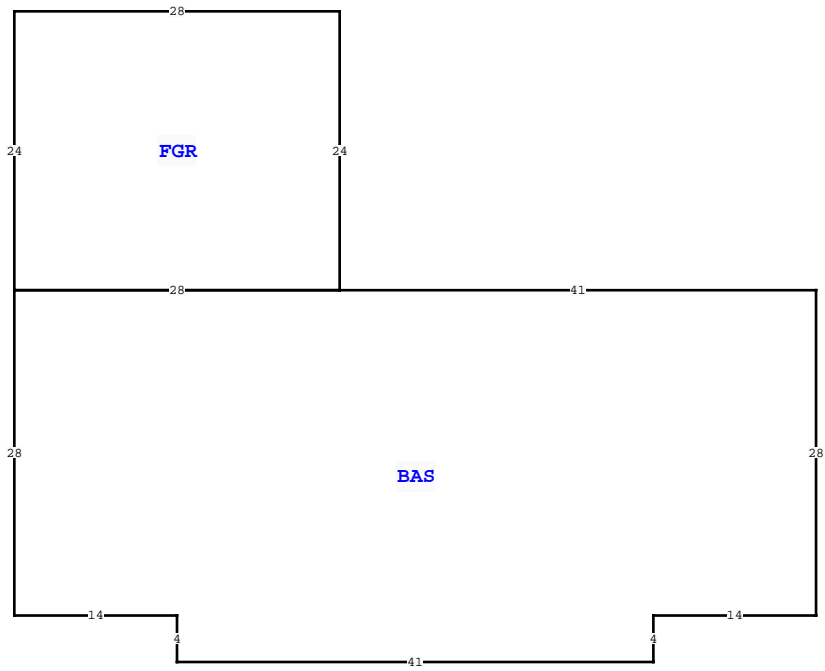


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,096	100	
FGR	672	55	
TOTALS	2,768		

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		264,774	1970	1970	0	0	35.00	65.00	Heated Area: 2096 HX Base Yr	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
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
1564/1130	3/30/2026	WD	U	I	12	100
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: TRITON INVESTMENT G						
1560/695	1/21/2026	CT	U	I	18	130,100
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL HOME LOAN M						

EXTRA FEATURES		836 SW LAKE MONTGOMERY AVE, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0166	CONC,PAVMT	0.00
2	0258	PATIO	0.00
3	0190	FPLC PF	1,200.00

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/21/2023		

BUILDING NOTES	

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

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							