LOT 8 BLOCK 11 LAKE FOREST S/D
UNIT 5. 863-1602, LE 1317-1685, DC 1410-702, WD 1415-

RINE MARTHA
786 SW LAKE MONTGOMERY AVE
LAKE CITY, FL 32025

2027

31-3S-17-07973-000

BUILDING CHARACTERISTICS

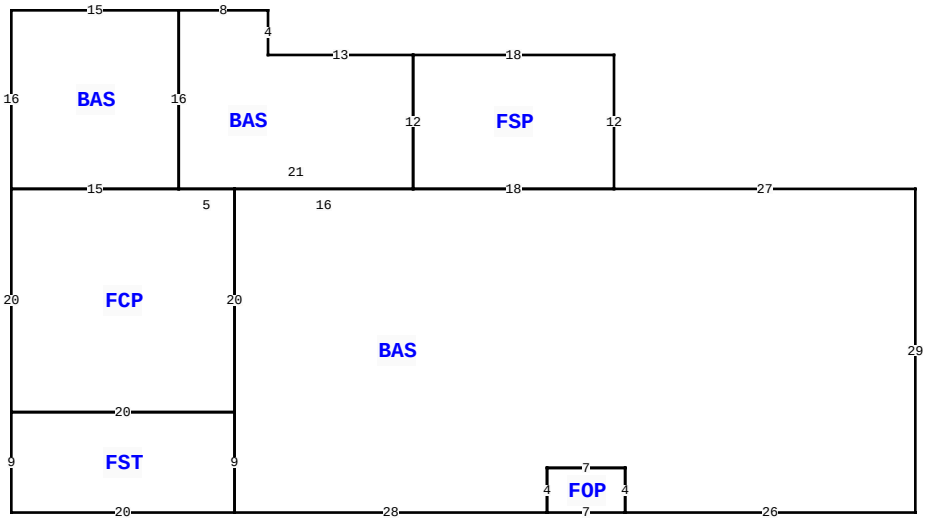
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	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	240	100		240	20,810
BAS	284	100		284	24,626
BAS	1,741	100		1,741	150,962
FCP	400	25		100	8,671
FOP	28	30		8	694
FSP	216	40		86	7,457
FST	180	55		99	8,585
TOTALS	3,089			2,558	221,804

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,558	121.2750	133.40	341,237	1968	1968	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2021 Heated Area: 2265 HX Base Yr



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

810 SW LAKE MONTGOMERY AVE, LAKE CITY

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	221,804
TOTAL MARKET OB/XF VALUE	2,530
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	242,834
SOH/AGL Deduction	0
ASSESSED VALUE	242,834
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	242,834
TOTAL JUST VALUE	242,834
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	246,874

SALE:1:1: LOT 8 BLK 11 LAKE FOREST UNIT 5

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1415/2382	7/22/2020	WD	Q	I	01	169,000
GRANTOR: GLENDA FORCE LELLAND						
GRANTEE: MARHTA RINE						
1317/1685	6/27/2016	LE	U	I	14	100
GRANTOR: MARY M SLOUGH (UNREMA						
GRANTEE: GLENDA FORCE & LELA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 FSP= N12 W18 S12 E18$ W18 BAS= N12 W13 N4 W8 S16 E21$ W16 FCP= W5 BAS= N16 W15 S16 E15$ W15 S20 E20 N20$ S20 FST= W20 S9 E20 N9$ S9 E28 FOP= E7 N4 W7 S4$ N4 E7 S4 E26 N29$.

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	800	
2	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	30	
3	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
4	0296	SHED METAL	0	0	10	10	1.00	UT	0.00	0.00	100	1993	1993	3	100	150	
5	0296	SHED METAL	0	0	6	8	1.00	UT	0.00	0.00	100	1993	1993	3	100	150	
6	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 2,530

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	220.00	110.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 08/24/2016 BY DF Total Acres: 0.30 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS