

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

2026

31-3S-17-07973-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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	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
BAS	240	100	
BAS	284	100	
BAS	1,741	100	
FCP	400	25	
FOP	28	30	
FSP	216	40	
FST	180	55	
TOTALS	3,089		

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	135.83	347,453	1968	1968	0	0	35.00	65.00

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

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	Tax Group: 1		STANDARD
BUILDING MARKET VALUE	Tax Dist:		225,844
TOTAL MARKET OB/XF VALUE			2,530
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			246,874
SOH/AGL Deduction			0
ASSESSED VALUE			246,874
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			246,874
TOTAL JUST VALUE			246,874
NCON VALUE			0
INCOME VALUE			0
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						

EXTRA FEATURES																	
L N	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	

BUILDING NOTES			
810 SW LAKE MONTGOMERY AVE, LAKE CITY			

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\$.			

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