

LOT 9 BLOCK 11 LAKE FOREST S/D U
474-442, DC 1298-2774, PB 1299-7

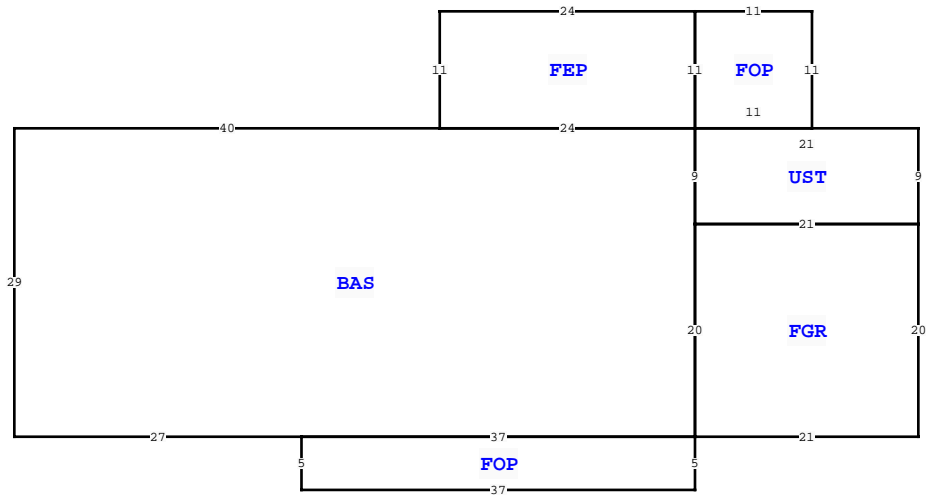
RINE MARTHA
786 SW LAKE MONTGOMERY AV
LAKE CITY, FL 32025

2026

31-3S-17-07974-000
VALUATION SUMMARY PAGE 1 of 1

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.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	05	05	
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	1,856	100	
FEP	264	80	
FGR	420	55	
FOP	121	30	
FOP	185	30	
UST	189	45	
TOTALS	3,035		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,475	98.0640	109.83	271,829	1968	1968	0	0	35.00	65.00
1 SINGLE FAM 100% - 2022 Heated Area: 1856 HX Base Yr 2022											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			176,689
TOTAL MARKET OB/XF VALUE			22,336
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			217,525
SOH/AGL Deduction			27,720
ASSESSED VALUE			189,805
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			138,394
TOTAL JUST VALUE			217,525
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			217,525

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00000120	ADDN SFR	50	05/09/1994
00444			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1415/2383	7/22/2020	WD	Q	I	01	157,000
GRANTOR: GLENDA FORCE & JUDSON						
GRANTEE: MARTHA RINE						
1314/0064	4/25/2016	QC	U	I	11	100
GRANTOR: GLENDA FORCE						
GRANTEE: GLENDA FORCE & JUDS						

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	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200		
2	0166	CONC, PAVMT	0	100	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800		
3	0280	POOL R/CON	0	100	32	16	UT	70.00	70.00	100	1993	1993	3	40	14,336		
4	0282	POOL ENCL	0	100	0	1,000.00	UT	15.00	15.00	100	1993	1993	3	40	6,000		
TOTALS												3,035		2,475	176,689		

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	100		*RSF	212.00	112.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							