THE W 6 AC OF SW1/4 OF NE1/4 OF
806-1437, QC 1028-1036, LE 1561-

MONTAGUE PATRICIA
708 NE CEMETERY LP
LAKE CITY, FL 32055

2027

33-1S-17-04635-005

BUILDING CHARACTERISTICS

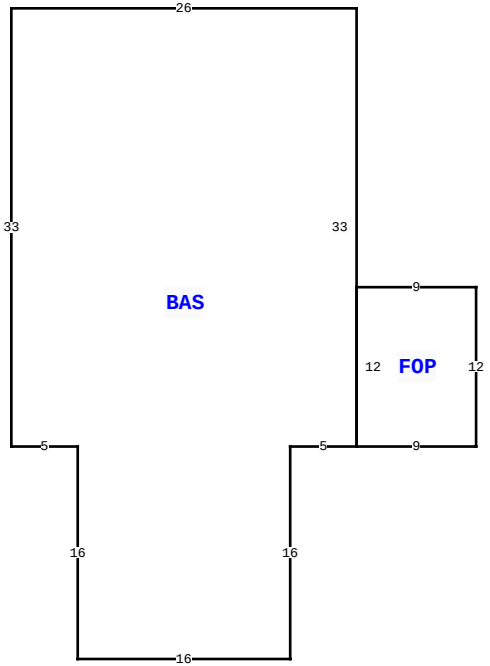
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	33117.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,114	100		1,114	83,684
FOP	108	30		32	2,404
TOTALS	1,222			1,146	86,088

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,146	105.0600	115.57	132,443	1984	1984	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2007 Heated Area: 1114 HX Base Yr 2007



708 NE CEMETERY LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

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	100	0	0	950.00	UT	1.50	1.50	100	1993	1993	3	100	1,425	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	800	
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		86,088
TOTAL MARKET OB/XF VALUE		4,075
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		144,163
SOH/AGL Deduction		64,565
ASSESSED VALUE		79,598
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		28,187
TOTAL JUST VALUE		144,163
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		145,727

SALE:1:1: 6 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1561/1470	2/18/2026	LE	U	I	14	100
GRANTOR: MONTAGUE PATRICIA (EN						
GRANTEE: FEMENIA JADE L (RMD						
1028/1036	11/05/1999	QC	Q	I	01	34,500
GRANTOR: RICHARD & LINDA DAVIS						
GRANTEE: PATRICIA MONTAGUE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S33 E5 S16 E16 N16 E5 FOP= E9 N12 W9 S12$ N33$.

LAND DESCRIPTION

TOTAL OB/XF 4,075

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	100		A-1	0.00	0.00	6.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	54,000							

REVIEW DATE 08/26/2026 BY JB Total Acres: 6.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 11/17/2026 BY SYS