

LOT 13 & A WEDGE-SHAPED PARCEL  
BEING 6 FT WIDE ON THE E END &  
1 FOOT WIDE ON THE W END OFF

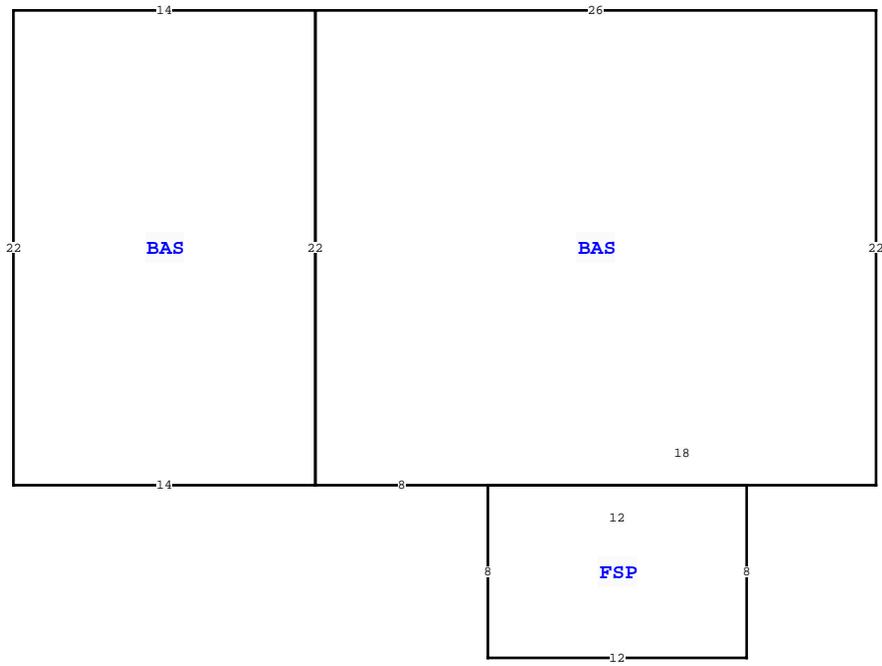
BRADLEY LISA  
187 SE MONTROSE AVE  
LAKE CITY, FL 32025

**2026**

33-3S-17-06587-000  
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	03	PLASTER	100
Interior Floo	09	PINE WOOD	100
Air Condition	02	WINDOW	100
Heating Type	02	CONVECTION	100
Bedrooms		2	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	07
NEIGHBORHOOD/LOC	33317.100	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	308	100	
BAS	572	100	
FSP	96	40	
TOTALS	976		918

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2004		117.37	107,746	1960	1960	10	0	35.00
Heated Area: 880 HX Base Yr 2004											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		59,260	
TOTAL MARKET OB/XF VALUE		550	
TOTAL LAND VALUE - MARKET		4,150	
TOTAL MARKET VALUE		63,960	
SOH/AGL Deduction		26,231	
ASSESSED VALUE		37,729	
TOTAL EXEMPTION VALUE		25,000	
BASE TAXABLE VALUE		12,729	
TOTAL JUST VALUE		63,960	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		62,925	
SALE:5:1: IN LIEU OF FORECLOSURE			
SALE:4:1: IN LIEU OF FORECLOSURE			
SALE:3:1: LOT 13 & PT OF LOT 14 BLK 28 CAMPHOR KNO			
SALE:2:1: \$.70 STAMPS			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048400	Remodel	8,500	10/11/2023
000044955	Roof Replacement	9,500	07/13/2022
32586	MAINT/ALTR	35	01/02/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0972/2207	1/23/2003	QC	Q	I	06	100
GRANTOR: WINSTON H BRADLEY						
GRANTEE: LISA BRADLEY						
0912/1577	10/06/2000	WD	U	I		14,000
GRANTOR: GLADYS IRENE SEALEY						
GRANTEE: WINSTON H BRADLEY						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0120	CLFENCE 4	0	100	0	0	0	0	0.00	100	1993
2	0296	SHED METAL	0	100	0	0	0	0	0.00	100	2012
3	0252	LEAN-TO W/	0	100	0	0	0	0	0.00	100	2012

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
550											

BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W26 BAS= W14 S22 E14 N22\$ S22 E8 FSP= S8 E12 N8 W12\$ E18 N22\$.						

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/MH	50.00	95.00	1.00	LT		1.00	1.00	0.50	8,300.00	4,150.00	4,150							