NORTH 40 FT LOT 9 & LOT 10 BLK 3
ESTATES S/D.

GEORGE EBONY/HARRIS CHARLES
244 SE MONTROSE AVE
LAKE CITY, FL 32025-4743

2027

33-3S-17-06599-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	33317.100	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

258 SE MONTROSE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,500
TOTAL LAND VALUE - MARKET	14,940
TOTAL MARKET VALUE	22,440
SOH/AGL Deduction	0
ASSESSED VALUE	22,440
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,440
TOTAL JUST VALUE	22,440
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,440

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1544/1679	7/16/2025	PB	U	I	18	0
GRANTOR: CLERK OF COURT (HARRI						
GRANTEE: GEORGE EBONY						
1537/2121	4/09/2025	QC	U	I	11	100
GRANTOR: HARRIS CHARLES						
GRANTEE: GEORGE EBONY						

BUILDING NOTES

BUILDING DIMENSIONS

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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	300	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,500

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	0000	C	VAC RES	0		RSF/MH	90.00	150.00	2.00	LT		1.00	1.00	0.90	8,300.00	7,470.00	14,940							

REVIEW DATE 11/21/2016 BY DF Total Acres: 0.31 Total Land Value: 14,940 Market: 0 Agricultural: 0 Common: 14,940 PRINTED 11/17/2026 BY SYS