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

**2026**

**33-3S-17-06599-000**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0000 | VACANT | |
| 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 | |

### 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 05/12/2026 BY SYS