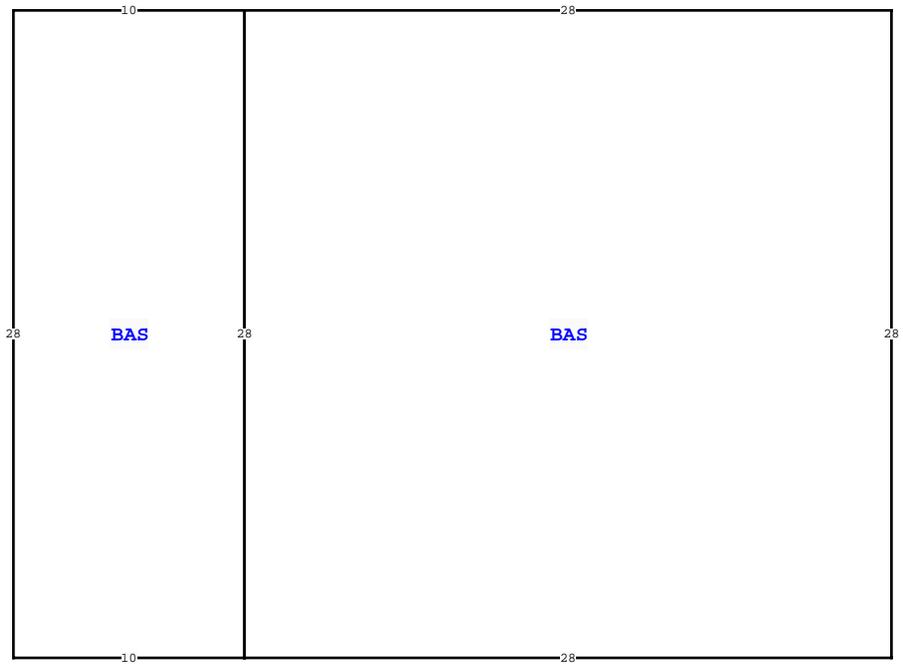




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	100
Air Condition	02	WINDOW	100
Heating Type	03	FORCED AIR	100
Bedrooms		3	100
Bathrooms		1	100
Frame	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	07
NEIGHBORHOOD/LOC	33317.100 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	280	100	
BAS	784	100	
TOTALS	1,064		70,768

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,064	106.0800	120.93	128,670	1960	1960	10	0	35.00	55.00		
1 SINGLE FAM 0% - 2026 Heated Area: 1064 HX Base Yr													



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2	
VALUATION SUMMARY						
VALUATION BY		STANDARD				
Tax Group: 2		Tax Dist:				
BUILDING MARKET VALUE		70,768				
TOTAL MARKET OB/XF VALUE		1,000				
TOTAL LAND VALUE - MARKET		9,960				
TOTAL MARKET VALUE		81,728				
SOH/AGL Deduction		0				
ASSESSED VALUE		81,728				
TOTAL EXEMPTION VALUE		0				
BASE TAXABLE VALUE		81,728				
TOTAL JUST VALUE		81,728				
NCON VALUE		0				
INCOME VALUE						
PREVIOUS YEAR MKT VALUE		80,488				
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						
BAS= W28 BAS= W10 S28 E10 N28S28 E28 N28S.						

EXTRA FEATURES														244 SE MONTROSE AVE, LAKE CITY		
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	0120	CLFENCE 4	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0294	SHED WOOD/	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
3	0261	PRCH, UOP	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	

LAND DESCRIPTION														TOTAL OB/XF 1,000											
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	0		RSF/MH	50.00	150.00	1.00	LT		1.00	1.00	1.20	8,300.00	9,960.00	9,960								