LOT 11 BLOCK 30 CAMPHOR KNOLL ES
623-769, 748-99, DC 1527-172, QC

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

2027

33-3S-17-06600-000

BUILDING CHARACTERISTICS

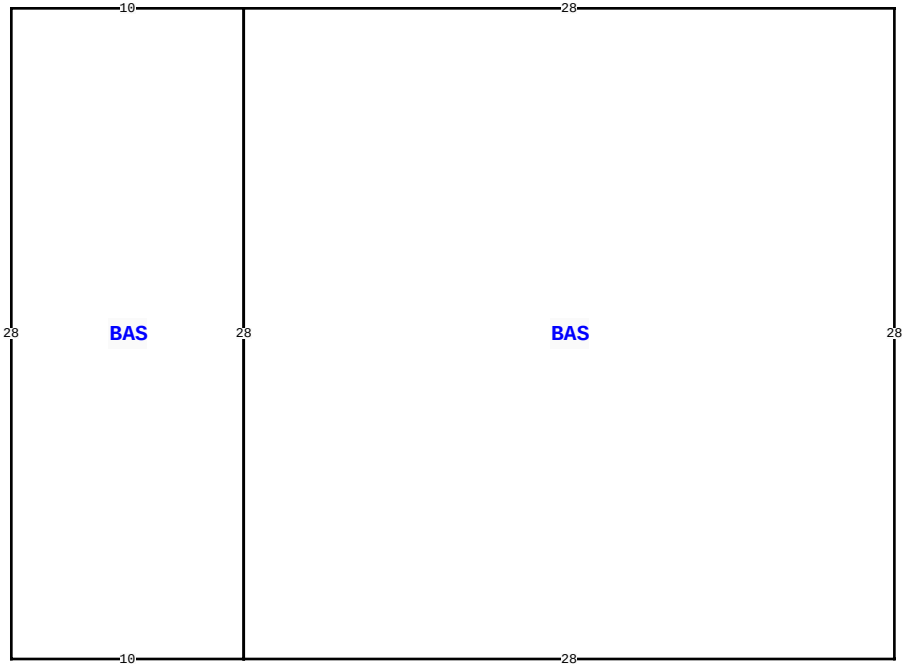
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	280	100		280	17,970
BAS	784	100		784	50,317
TOTALS	1,064			1,064	68,287

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	116.69	124,158	1960	1960	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 2026 Heated Area: 1064 HX Base Yr



244 SE MONTROSE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
3	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	68,287
TOTAL MARKET OB/XF VALUE	1,000
TOTAL LAND VALUE - MARKET	9,960
TOTAL MARKET VALUE	79,247
SOH/AGL Deduction	0
ASSESSED VALUE	79,247
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	79,247
TOTAL JUST VALUE	79,247
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 N28$S28 E28 N28$.

LAND DESCRIPTION

TOTAL OB/XF 1,000

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	0		RSF/MH	50.00	150.00	1.00	LT		1.00	1.00	1.20	8,300.00	9,960.00	9,960							

REVIEW DATE 11/22/2016 BY DF Total Acres: 0.17 Total Land Value: 9,960 Market: 0 Agricultural: 0 Common: 9,960 PRINTED 11/17/2026 BY SYS