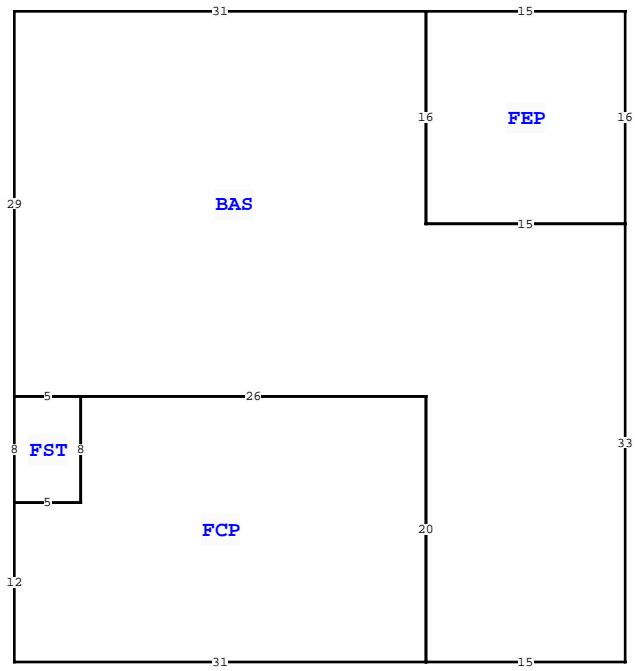


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	06 VINYL ASB 90
Interior Floor	07 CORK/VTILE 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual Units	05 CONV 100 0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	05 05
DOR CODE	0100 SINGLE FAMILY

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	0%	- 2022									Heated Area: 1394 HX Base Yr	



EXTRA FEATURES																
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	0258	PATIO	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	250	
2	0030	BARN, MT	0	0	20	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
3	0296	SHED METAL	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	50	
4	0252	LEAN-TO W/	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	50	
5	0252	LEAN-TO W/	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	

198 SE MONTGOMERY PL, LAKE CITY
BLD DATE: 04/21/2023
LGL DATE: 04/21/2023
XRF DATE: MLU
INC DATE: AG DATE:

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		130,569	
TOTAL MARKET OB/XF VALUE		1,250	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		150,319	
SOH/AGL Deduction		0	
ASSESSED VALUE		150,319	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		150,319	
TOTAL JUST VALUE		150,319	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		150,319	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1441/2126	7/08/2021	CT	U	I	18	69,000
GRANTOR: DONALDSON JOHN P						
GRANTEE: BRICKYARD ENTERPRIS						
0987/1324	6/20/2003	WD	Q	I		65,000
GRANTOR: ROBERT B GARRETT						
GRANTEE: JOHN P & EMMA S DON						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W31 S29 FST= S8 E5 N8 W5\$ E5 FCP= S8 W5 S12 E31 N20 W26\$ E26 S20 E15 N33 FEP= N16 W15 S16 E15\$ W15 N16\$.	

TOTAL OB/XF																
1,250																

LAND DESCRIPTION																								
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-21	100.00	150.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							