LOT 5 BLOCK 3 ODOM HEIGHTS S/D.

LE 886-1678, DC 971-946 947, 982

KIRBY HEATHER M REGISTER/KIRBY NICHOLAS RYAN
144 SE MONTGOMERY PL
LAKE CITY, FL 32025

2027

33-3S-17-06812-000

BUILDING CHARACTERISTICS

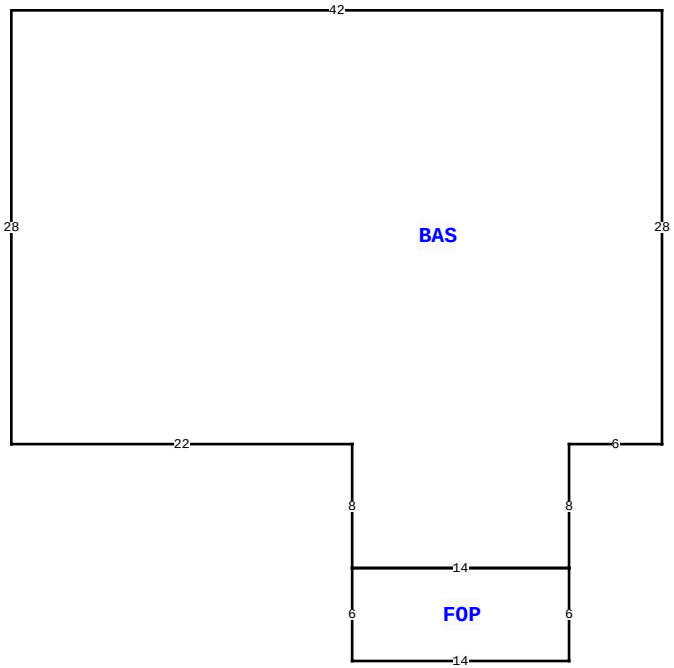
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
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	33317.150	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,288	100		1,288	84,725
FOP	84	30		25	1,645
TOTALS	1,372			1,313	86,369

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,313	92.0000	101.20	132,876	1956	1956	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2016 Heated Area: 1288 HX Base Yr 2021



144 SE MONTGOMERY PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	600	
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
3	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	330	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
5	0060	CARPORT F	0	100	20	20	400.00	UT	5.00	5.00	100	1993	1993	3	100	2,000	
6	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		86,369
TOTAL MARKET OB/XF VALUE		4,030
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		108,899
SOH/AGL Deduction		53,064
ASSESSED VALUE		55,835
TOTAL EXEMPTION VALUE	HX HB	30,835
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		108,899
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		110,470

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1429/827	2/01/2021	WD	U	I	30	100
GRANTOR: REGISTER HEATHER M AK						
GRANTEE: KIRBY HEATHER M AKA						
1151/0474	5/22/2008	WD	Q	I	01	100
GRANTOR: HATTIE W & HEATHER M						
GRANTEE: HATTIE W & JAMES F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 S28 E22 S8 FOP= S6 E14 N6 W14$ E14 N8 E6 N28$.

LAND DESCRIPTION

TOTAL OB/XF 4,030

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	100		RSF-2	100.00	150.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 12/15/2016 BY DF Total Acres: 0.34 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS