

LOT 5 BLOCK 3 ODOM HEIGHTS S/D.
LE 886-1678, DC 971-946 947, 982

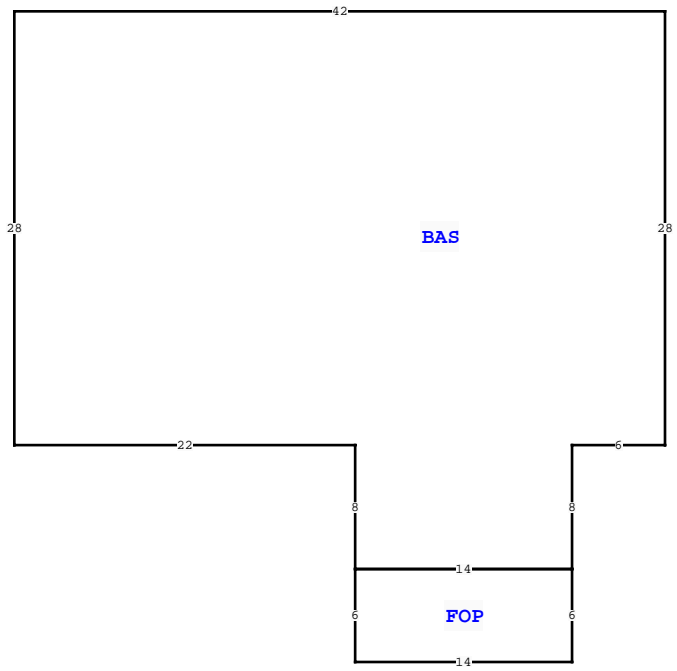
KIRBY HEATHER M REGISTER/KIRBY NICHOLAS RYAN
144 SE MONTGOMERY PL
LAKE CITY, FL 32025

2026

33-3S-17-06812-000

BUILDING CHARACTERISTICS	
ELEMENT	CD
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 Floor	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
Architectural	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
BAS	1,288
FOP	84
PCT OF BASE	100
YEAR	
TOT ADJ AREA	1,288
SUBAREA MARKET VALUE	86,265
TOTALS	1,372
	1,313
	87,940

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	103.04	135,292	1956	1956	0	0	0	35.00	65.00		
1 SINGLE FAM 100% - 2016 Heated Area: 1288 HX Base Yr 2021														



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		87,940	
TOTAL MARKET OB/XF VALUE		4,030	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		110,470	
SOH/AGL Deduction		56,261	
ASSESSED VALUE		54,209	
TOTAL EXEMPTION VALUE		HX HB 29,209	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		110,470	
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						

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,288	100		1,288	86,265
FOP	84	30		25	1,674
TOTALS	1,372			1,313	87,940

144 SE MONTGOMERY PL, LAKE CITY

BLD DATE	LGL DATE	04/21/2023	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

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	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	CARPOT 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	
TOTAL OB/XF 4,030																	

BUILDING NOTES													

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

LAND DESCRIPTION														TOTAL OB/XF										
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	100		RSF	2100.00	150.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							