COMM SW COR OF NW1/4 OF SW1/4, R
N 775.03 FT FOR POB, RUN W 2562.
E 1218.01 FT, N 536.98 FT, E 130

LAMB COLIN
559 SW MONTEGO AVE
LAKE CITY, FL 32024-2017

2023

14-5S-15-00459-210

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

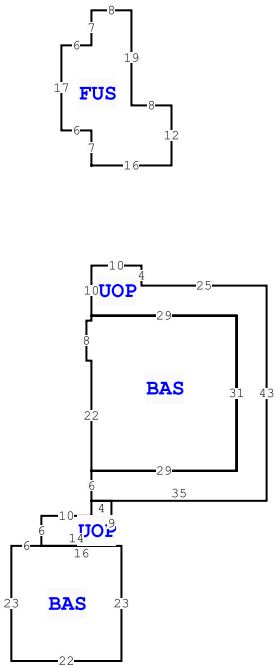
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	06	BD/BATTEN 20
Roof Structur	08	IRREGULAR 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	14515.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	506	100	506	42,019
BAS	907	100	907	75,319
FUS	446	100	446	37,036
UOP	96	20	19	1,577
UOP	646	20	129	10,712
TOTALS	2,601		2,007	166,665

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,007	121.4052	116.55	233,916	1999	1999	0	0	0	28.75	71.25

2 SINGLE FAM - 100% - 2014 Heated Area: 1859 HX Base Yr 2014



559 SW MONTEGO AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		166,665
TOTAL MARKET OB/XF VALUE		2,240
TOTAL LAND VALUE - MARKET		119,160
TOTAL MARKET VALUE		194,526
SOH/AGL Deduction		95,421
ASSESSED VALUE		99,105
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		49,105
TOTAL JUST VALUE		288,065
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		

BLDG:1:1: HOLI TRAVEL TRAILER

SALE:1:1: LOT 10 TIMBER RIDGE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17242	ADDN SFR	95	07/25/2000
10911	SFR	240	03/20/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1257/0125	6/19/2013	WD	Q	I	01	200,000
GRANTOR: RONALD P & CAROLE J M						
GRANTEE: COLIN LAMB						
0786/1590	2/08/1994	WD	Q	V		30,000
GRANTOR: GULF ATLANTIC						
GRANTEE: RONALD P MITS						

BUILDING NOTES

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	0021	BARN,FR AE	0	100	20	32	1.00	UT	0.00	0.00	100	1995	1995	3	100	2,240	

BUILDING DIMENSIONS

BAS=[ORIG=0,0] S1 W1 S8 E1 S22 E29 N31 W29 $
UOP=[ORIG=0,0] E29 S31 W29 S6 E35 N43 W25 N4 W10 S10 $
BAS=[ORIG=-10,46] W6 S23 E22 N23 W16 $
FUS=[ORIG=0,-30] E16 N12 W8 N19 W8 S7 W6 S17 E6 S7 $
UOP=[ORIG=0,37] S3 W10 S6 E14 N9 W4 $
.

LAND DESCRIPTION

TOTAL OB/XF 2,240

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		A-1	0.00	0.00	3.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	18,000							
2	5500	A	TIMBER 2	0		00	0.00	0.00	16.86	AC		1.00	1.00	1.00	452.00	452.00	7,621							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	16.86	AC		1.00	1.00	1.00	6,000.00	6,000.00	101,160							

REVIEW DATE 07/14/2016 BY DFRP Total Acres: 19.86 Total Land Value: 25,621 Market: 101,160 Agricultural: 7,621 Common: 18,000 PRINTED 06/14/2023 BY SYS