S DIV: BEG AT A PT 115.33 FT N O
& CHURCH STS RUN N 114 FT, W 211
FT, E 211.42 FT TO POB. (BLOCK 3

FCS TRUST DATED JANUARY 8, 2025
180 NW AMENITY CT
LAKE CITY, FL 32055

2026

00-00-00-13773-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

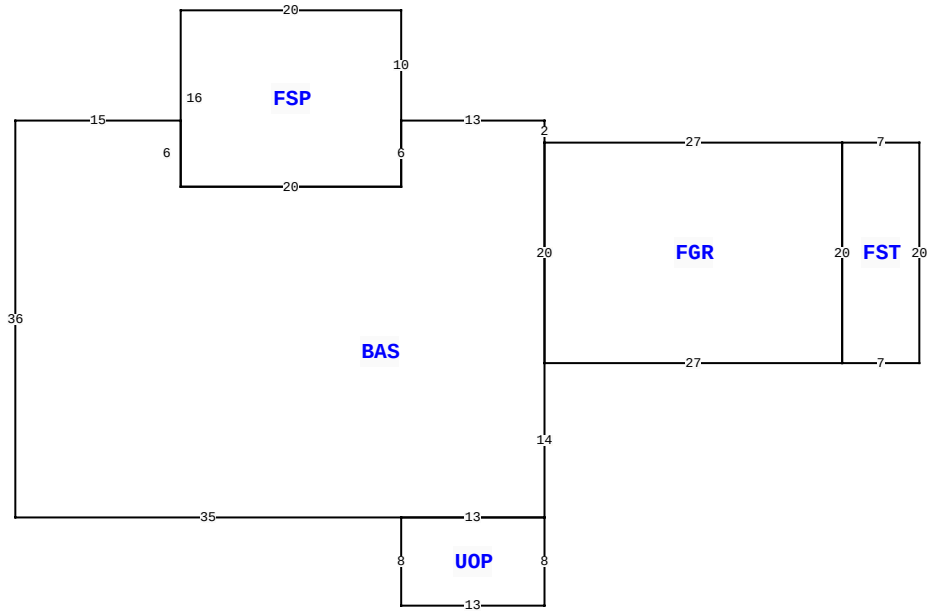
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	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 06
NEIGHBORHOOD/LOC	870317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,608	100		1,608	135,594
FGR	540	55		297	25,045
FSP	320	40		128	10,793
FST	140	55		77	6,493
UOP	104	20		21	1,771
TOTALS	2,712			2,131	179,696

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,131	115.8300	129.73	276,455	1920	1990	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1608 HX Base Yr



376 SE CHURCH AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	179,696
TOTAL MARKET OB/XF VALUE	1,200
TOTAL LAND VALUE - MARKET	23,913
TOTAL MARKET VALUE	204,809
SOH/AGL Deduction	0
ASSESSED VALUE	204,809
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	204,809
TOTAL JUST VALUE	204,809
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	207,573

LAND:2:1: 8400 SQ FT

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1544/916	6/27/2025	QC	U	I	11	100
GRANTOR: CORNERSTONE DEVELOPME						
GRANTEE: FCS TRUST DATED JAN						
1377/0345	1/09/2019	CT	U	I	18	57,000
GRANTOR: CLERK OF COURT						
GRANTEE: CORNERSTONE DEVELOP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N2 W13 FSP= N10 W20 S16 E20 N6$ S6 W20 N6 W15 S36 E35 UOP= S8 E13 N8 W13$ E13 N14 FGR= E27 FST= E7 N20 W7 S20$ N20 W27 S20$ N20$.

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0119	MASONRY WA	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	
3	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 1,200

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	0133	C	SFR LAKE	0		00	0.00	0.00	13,650.00	SF		1.00	1.00	1.00	1.75	1.75	23,888							
2	9520	C	LAKE	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	25.00	25.00	25							

REVIEW DATE 10/10/2016 BY RP Total Acres: 0.31 Total Land Value: 23,913 Market: 0 Agricultural: 0 Common: 23,913 PRINTED 11/18/2025 BY SYS