LOT 8 SUZANNE S/D UNIT 4.
798-776, 803-1594, 848-1112, 848

AMWAKE JAMES V/AMWAKE LAURA L
145 SE MOSSY CT
LAKE CITY, FL 32025

2025

03-4S-17-07570-104

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

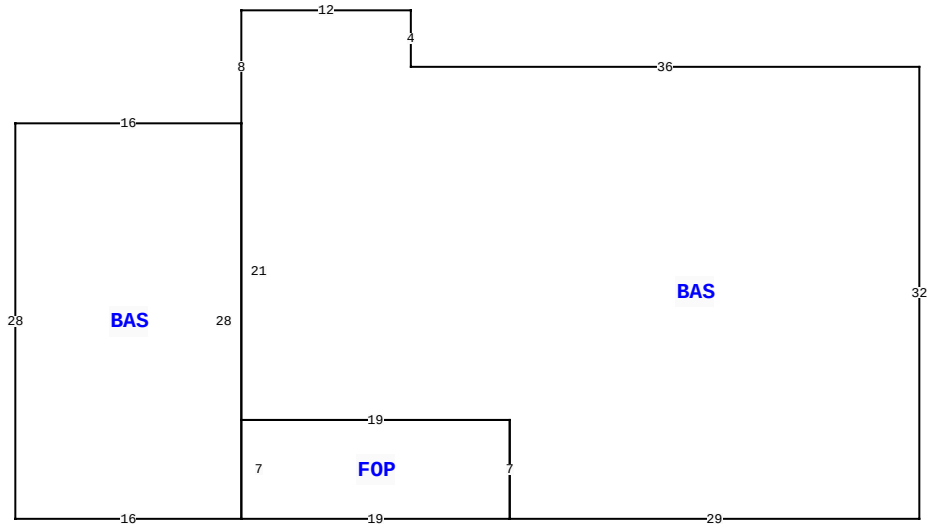
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	3417.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	448	100		448	43,353
BAS	1,451	100		1,451	140,415
FOP	133	30		40	3,871
TOTALS	2,032			1,939	187,639

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,939	113.6840	127.33	246,893	1983	2000	0	0	0	24.00	76.00

1 SINGLE FAM 100% - 2025 Heated Area: 1899 HX Base Yr 2025



145 SE MOSSY CT, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		187,639
TOTAL MARKET OB/XF VALUE		40,972
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		247,111
SOH/AGL Deduction		0
ASSESSED VALUE		247,111
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		196,389
TOTAL JUST VALUE		247,111
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		226,877

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053053	Electrical Servic		05/07/2025
000049145	Roof Replacement	15,555	02/02/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1517/90	6/14/2024	WD	Q	I	01	315,000
GRANTOR: ARIEL TIFFANY						
GRANTEE: AMWAKE JAMES V						
1481/932	12/14/2022	WD	Q	I	01	265,000
GRANTOR: GROVES JANET L						
GRANTEE: ARIEL TIFFANY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 N4 W12 S8 BAS= W16 S28 E16 N28$ S21 FOP= S7 E19N7 W19$ E19 S7 E29 N32$.

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	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1987	1987	3	40	14,336	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0166	CONC,PAVMT	0	100	10	52	1.00	UT	0.00	0.00	100	0	0	3	100	200	
4	0169	FENCE/WOOD	0	100	24	44	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,500	
5	0294	SHED WOOD/	0	100	13	17	221.00	UT	7.00	7.00	100	2004	2004	3	100	1,547	
6	0166	CONC,PAVMT	0	100	3	34	102.00	UT	2.00	2.00	100	2004	2004	3	100	204	
7	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,500	
8	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	800	
9	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	50	
11	0282	POOL ENCL	0	100	44	35	1,540.00	UT	15.00	15.00	100	2023	1987		85	19,635	

TOTAL OB/XF 40,972

LAND DESCRIPTION

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 05/13/2025 BY TW Total Acres: 0.39 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 08/26/2025 BY SYS