LOT 12 AMELIA LANDING PHASE 1.
WD 1445-171, WD 1480-904, WD 149

SPROLES BRYAN D/SPROLES MELISSA A
189 SW BEACON WAY
LAKE CITY, FL 32025

2026

13-4S-16-02951-112

BUILDING CHARACTERISTICS

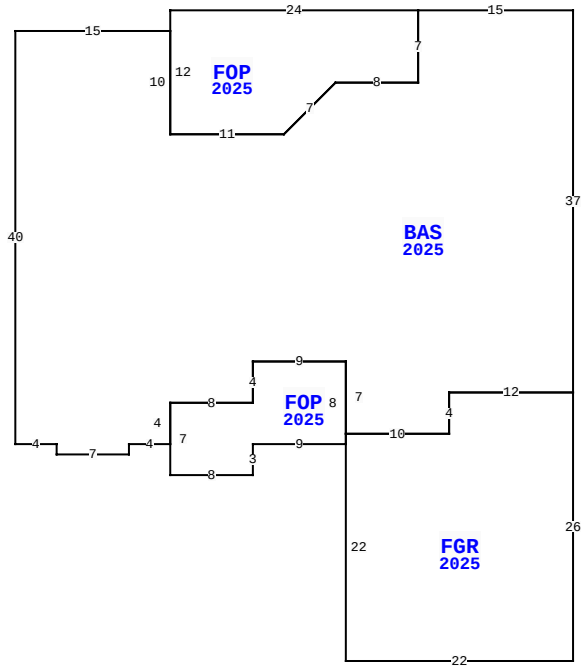
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	13416.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,836	100	2025	1,836	224,442
FGR	532	55	2025	293	35,818
FOP	128	30	2025	38	4,645
FOP	236	30	2025	71	8,679
TOTALS	2,732			2,238	273,585

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,238	110.2500	123.48	276,348	2024	2024	0	0	0	1.00	99.00

1 SINGLE FAM 0% - 2025 Heated Area: 1836 HX Base Yr



189 SW BEACON WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	273,585
TOTAL MARKET OB/XF VALUE	1,800
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	310,385
SOH/AGL Deduction	0
ASSESSED VALUE	310,385
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	310,385
TOTAL JUST VALUE	310,385
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	313,148

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048933	New Residential C	225,000	01/02/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1531/2687	1/23/2025	WD	Q	V	01	355,000
GRANTOR: BOKOR JEFF						
GRANTEE: SPROLES BRYAN D						
1496/1418	8/02/2023	WD	Q	V	01	45,000
GRANTOR: LAKE CITY GATEWAY, LL						
GRANTEE: BOKOR JEFF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=71,10] W15 S7 W8 D5L5 W11 N10 W15 S40 E4 S1 E7 N1 E4 N4 E8 N4 E9 S7 E10 N4 E12 N37 $
FGR=[YR=2025;ORIG=71,47] W12 S4 W10 S22 E22 N26 $
FOP=[YR=2025;ORIG=56,10] W24 S12 E11 U5R5 E8 N7 $
FOP=[YR=2025;ORIG=49,44] W9 S4 W8 S7 E8 N3 E9 N8 $
.

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	600.00	UT	3.00	3.00	100	2025	2024		100	1,800	

LAND DESCRIPTION

TOTAL OB/XF 1,800

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	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 04/09/2025 BY jerry Total Acres: 0.48 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 10/03/2025 BY SYS