LOT 13 AMELIA LANDING PHASE 1.
WD 1362-342, WD 1475-2680,

TOMPKINS-CORDERO AMBER/CORDERO PEDRO
215 SW BEACON WAY
LAKE CITY, FL 32025

2026

13-4S-16-02951-113

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

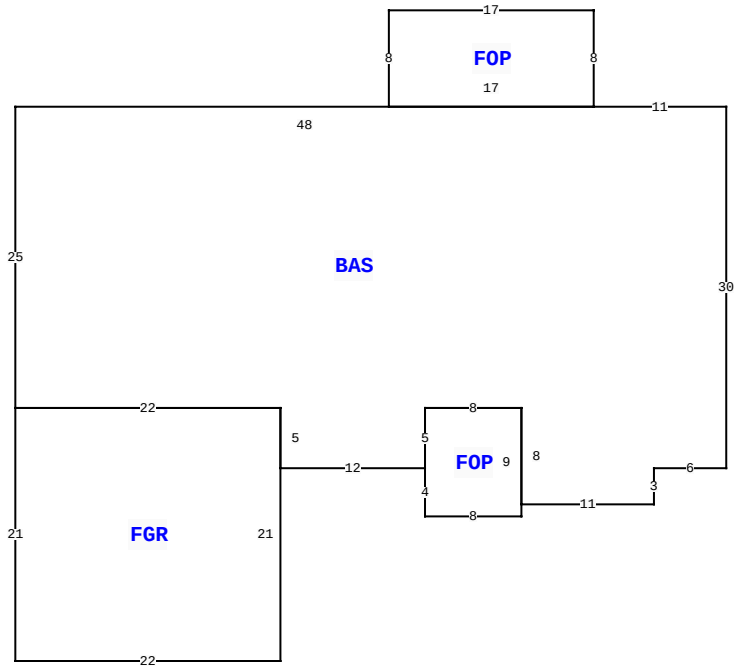
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Quality	07	07
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	1,653	100		1,653	238,419
FGR	462	55		254	36,635
FOP	72	30		22	3,173
FOP	136	30		41	5,914
TOTALS	2,323			1,970	284,140

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,970	138.4772	155.09	305,527	2018	2018	0	0	0	7.00	93.00

1 SINGLE FAM 100% - 2023 Heated Area: 1653 HX Base Yr 2023



215 SW BEACON WAY, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		284,140
TOTAL MARKET OB/XF VALUE		3,400
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		322,540
SOH/AGL Deduction		13,800
ASSESSED VALUE		308,740
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		258,018
TOTAL JUST VALUE		322,540
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		325,595

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36839	SFR	829	06/11/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1475/2680	9/19/2022	WD	Q	I	01	330,000
GRANTOR: WOODS ERIC						
GRANTEE: TOMPKINS-CORDERO AM						
1362/0342	6/08/2018	WD	Q	V	03	17,000
GRANTOR: AMELIA LANDING INC						
GRANTEE: ERIC & REBECCA WOOD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 FOP= N8 W17 S8 E17$ W48 S25 FGR= S21 E22 N21 W22$
E22 S5 E12 FOP= S4 E8 N9 W8 S5$ N5 E8 S8 E11 N3 E6 N30$.

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	100	0	0	1,700.00	UT	2.00	2.00	100	2018	2018	3	100	3,400	

LAND DESCRIPTION

TOTAL OB/XF 3,400

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	35,000.00	35,000.00	35,000							

REVIEW DATE 01/06/2025 BY KS Total Acres: 0.48 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS