

COMM SE COR OF NW1/4, RUN W 78.6
RD, RUN N ALONG R/W 829.23 FT, W
CONT W 369.15 FT, N 235.95 FT, E

NEWTON REVONIA
191 SW AMISTAD GLN
LAKE CITY, FL 32025

2026

20-4S-17-08606-012



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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 02
NEIGHBORHOOD/LOC	20417.00 1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,667	100		2,667	208,754
FGR	462	55		254	19,882
FOP	174	30		52	4,070
FSP	225	40		90	7,045
UOP	189	20		38	2,974

TOTALS	3,717			3,101	242,724
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0190	FPLC PF	0	100	0	0		1.00 UT 1,200.00	1,200.00
2	0294	SHED WOOD/	0	100	0	0		1.00 UT 0.00	0.00
3	0252	LEAN-TO W/	0	100	10	12		120.00 UT 2.00	2.00
4	0252	LEAN-TO W/	0	100	10	12		120.00 UT 2.00	2.00
5	0166	CONC, PAVMT	0	100	0	0		1.00 UT 0.00	0.00
6	0120	CLFENCE 4	0	100	0	0		1.00 UT 0.00	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	2.00

REVIEW DATE	05/15/2017	BY	BC
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	3,101	107.5200	120.42	373,422	1979	1979	0	0	0	35.00	65.00	
1 SINGLE FAM 100% - 0													
Heated Area: 2667 HX Base Yr													

191 SW AMISTAD GLN, LAKE CITY	BLD DATE	LGL DATE	04/07/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0190	FPLC PF	0	100	0	0		1.00 UT 1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0294	SHED WOOD/	0	100	0	0		1.00 UT 0.00	0.00	100	1993	1993	3	100	500	
3	0252	LEAN-TO W/	0	100	10	12		120.00 UT 2.00	2.00	100	1993	1993	3	100	240	
4	0252	LEAN-TO W/	0	100	10	12		120.00 UT 2.00	2.00	100	1993	1993	3	100	240	
5	0166	CONC, PAVMT	0	100	0	0		1.00 UT 0.00	0.00	100	1993	1993	3	100	1,800	
6	0120	CLFENCE 4	0	100	0	0		1.00 UT 0.00	0.00	100	1993	1993	3	100	1,800	

TOTAL OB/XF										5,780						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	0100	C	SFR	100		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	14,000.00	14,000.00

Total Acres: 2.00	Total Land Value: 28,000	Market: 0	Agricultural: 0
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COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				242,724	
TOTAL MARKET OB/XF VALUE				5,780	
TOTAL LAND VALUE - MARKET				28,000	
TOTAL MARKET VALUE				276,504	
SOH/AGL Deduction				116,214	
ASSESSED VALUE				160,290	
TOTAL EXEMPTION VALUE		HX HB		50,722	
BASE TAXABLE VALUE				109,568	
TOTAL JUST VALUE				276,504	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				276,504	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049140	Remodel	4,270	02/01/2024
000043632	Remodel	13,708	02/02/2022
000042437	Roof Replacement	29,900	07/28/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1139/0715	12/21/2007	WD	Q	I	01	0	

GRANTOR: FREEMAN NEWTON							
GRANTEE: REVONIA NEWTON							

BUILDING NOTES							
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BUILDING DIMENSIONS							
BAS= W43 S42 E22 FOP= E6 N3E39N4 W21 S2 W12 N2 W12 S7\$ N7E12 S2 E12 N2 E21 FGR= S3 E22N21 W22 S18\$ N18 E22 N12 UOP= N9 W21 S9 E21\$ W21 FSP= N9 W25 S9 E25\$ W25 N5\$.							