COMM SW COR OF SE1/4 OF NW1/4, R
E 738.76 FT FOR POB, CONT E 184.
FT, W 184.5 FT, S 236.07 FT TO P

GRADY SHAWN/GRADY BETH E
182 SW AMISTAD GLN
LAKE CITY, FL 32025

2026

20-4S-17-08606-013

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

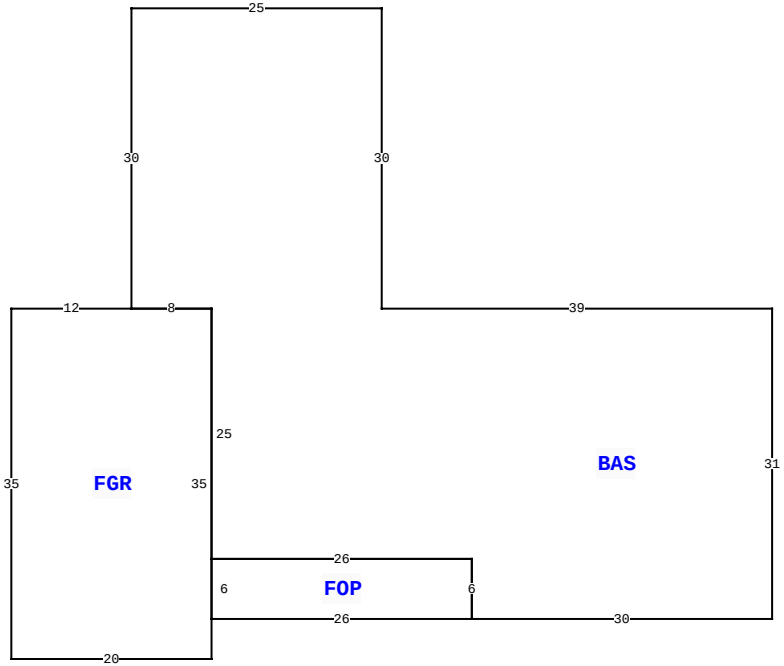
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 60
Interior Floo	06	VINYL ASB 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
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	2,330	100		2,330	152,934
FGR	700	55		385	25,270
FOP	156	30		47	3,085
TOTALS	3,186			2,762	181,290

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,762	90.1632	100.98	278,907	1983	1983	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2025 Heated Area: 2330 HX Base Yr 2025



182 SW AMISTAD GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		181,290
TOTAL MARKET OB/XF VALUE		2,059
TOTAL LAND VALUE - MARKET		14,000
TOTAL MARKET VALUE		197,349
SOH/AGL Deduction		107,423
ASSESSED VALUE		89,926
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		39,204
TOTAL JUST VALUE		197,349
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		197,349

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049311	Electrical Servic	0	02/28/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1508/679	2/12/2024	WD	Q	I	01	210,000
GRANTOR: WATKINS BRANDON L						
GRANTEE: GRADY SHAWN						
1259/1184	8/01/2013	WD	Q	I	01	100,000
GRANTOR: JOYCE Y SMITH & CHRIS						
GRANTEE: BRANDON L WATKINS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W39 N30 W25 S30 FGR= W12 S35 E20 N35 W8$ E8 S25 FOP= S6 E26 N6 W26$ E26 S6 E30 N31$.

EXTRA FEATURES

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	22	22	484.00	UT	2.31	2.31	50	0	0	3	50	559	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 2,059

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,000							

REVIEW DATE 12/02/2024 BY SYS Total Acres: 1.00 Total Land Value: 14,000 Market: 0 Agricultural: 0 Common: 14,000 PRINTED 10/14/2025 BY SYS