

LOT 21 COBBLESTONE UNIT 1.
WD 1039-1229, CT 1186-1391, WD 1

FLANDERS MICHAEL/FLANDERS MAUREEN
171 NW AMBLESIDE DR
LAKE CITY, FL 32055

2026

24-3S-16-02275-121



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structure	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	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		03
NEIGHBORHOOD/LOC	24316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,043	100	2024	2,043	273,493
FGR	550	55	2024	302	40,428
FOP	91	30	2024	27	3,614
FOP	238	30	2024	71	9,505
TOTALS	2,922			2,443	327,040

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0030	BARN, MT	0 100	24	30	1.00	UT	14,400.00	14,400.00
2	0030	BARN, MT	0 100	0	0	1.00	UT	6,300.00	6,300.00
3	0166	CONC, PAVMT	0 100	0	0	800.00	UT	3.00	3.00

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		RSF-2	0.00	0.00	1.00

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYECONFNCTNORM% CONDTOTALS

0100012,443121.9680136.60333,714202320230002.0098.00

1 SINGLE FAM 100% - 2024Heated Area: 2043HX Base Yr 2024

Site map showing property boundaries and areas labeled BAS 2024, FOP 2024, and FGR 2024 with dimensions.

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE05/11/2023MLU

TOTAL OB/XF									
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		327,040	
TOTAL MARKET OB/XF VALUE		23,100	
TOTAL LAND VALUE - MARKET		40,000	
TOTAL MARKET VALUE		390,140	
SOH/AGL Deduction		130,028	
ASSESSED VALUE		260,112	
TOTAL EXEMPTION VALUE		HX HB 13	260,112
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		390,140	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		393,477	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045149	New Residential C	380,000	09/19/2022
000045169	Storage Building	20,000	08/15/2022

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1553/1028	10/23/2025	LE U	I	14	
GRANTOR: FLANDERS MICHAEL (ENH)					
GRANTEE: FLANDERS FAMILY TRU					
1381/1241	3/29/2019	WD Q	V	01	46,000
GRANTOR: IC CONSTRUCTION LLC					
GRANTEE: MICHAEL & MAUREEN F					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2024;ORIG=80,20] W13 S5 W17 N5 W27 S36 E44 S4 E4 S4 E6 N4 E3 N40 \$									
FGR=[YR=2024;ORIG=25,56] E22 S25 W22 N25 \$									
FOP=[YR=2024;ORIG=67,56] W9 S9 E11 N5 W2 N4 \$									
FOP=[YR=2024;ORIG=67,11] W17 S9 S5 E17 N5 N9 \$									