

LOT 26 COBBLESTONE UNIT 2.  
WD 1046-391, WD 1459-312, LE 150

LAVENDER BOBBY/MURRAY WENDI  
412 NW AMBLESIDE DR  
LAKE CITY, FL 32055

2026

24-3S-16-02275-126

| 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 Floor           | 13 | LAM/VNLPLK 100 |
| Interior Floor           | 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          | 05                 | 05       |
| 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       | 3,082            | 100         | 2024 | 3,082        | 357,671              |
| FGR       | 875              | 55          | 2024 | 481          | 55,821               |
| FOP       | 240              | 30          | 2024 | 72           | 8,355                |
| FOP       | 436              | 30          | 2024 | 131          | 15,203               |
| FSP       | 662              | 40          | 2024 | 265          | 30,753               |
| FST       | 50               | 55          | 2024 | 28           | 3,250                |
| UDG       | 576              | 55          | 2024 | 317          | 36,788               |
| TOTALS    | 5,921            |             |      | 4,376        | 507,842              |

| 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              | 0166       | CONC, PAVMT | 0       | 100 | 0 | 0     | 1,080.00 | UT 3.00     | 3.00           |
| 3              | 0104       | GENERATOR   | 0       | 100 | 0 | 0     | 1.00     | UT 6,000.00 | 6,000.00       |
| 4              | 0294       | SHED WOOD/  | 0       | 100 | 0 | 0     | 1.00     | UT 4,250.00 | 4,250.00       |

| 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        |

| TYPE                           | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM | % COND |
|--------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|------|--------|
| 0100                           | 01  | 4,376     | 105.7300    | 118.42         | 518,206        | 2023 | 2023 | 0    | 0    | 0 | 2.00 | 98.00  |
| 1 SINGLE FAM 100% - 2024       |     |           |             |                |                |      |      |      |      |   |      |        |
| Heated Area: 3082              |     |           |             |                |                |      |      |      |      |   |      |        |
| HX Base Yr 2024                |     |           |             |                |                |      |      |      |      |   |      |        |
|                                |     |           |             |                |                |      |      |      |      |   |      |        |
| 412 NW AMBLESIDE DR, LAKE CITY |     |           |             |                |                |      |      |      |      |   |      |        |

|          |  |           |            |
|----------|--|-----------|------------|
| BLD DATE |  | LGL DATE  |            |
| XF DATE  |  | LAND DATE | 05/11/2023 |
| INC DATE |  | AG DATE   | MLU        |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|
| 13,790      |  |  |  |  |  |  |  |  |  |

| COLUMBIA COUNTY PROPERTY  |  |           |   |
|---------------------------|--|-----------|---|
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| VALUATION SUMMARY         |  |           |   |
| VALUATION BY              |  | STANDARD  |   |
| Tax Group: 2              |  | Tax Dist: |   |
| BUILDING MARKET VALUE     |  | 507,842   |   |
| TOTAL MARKET OB/XF VALUE  |  | 13,790    |   |
| TOTAL LAND VALUE - MARKET |  | 40,000    |   |
| TOTAL MARKET VALUE        |  | 561,632   |   |
| SOH/AGL Deduction         |  | 172,007   |   |
| ASSESSED VALUE            |  | 389,625   |   |
| TOTAL EXEMPTION VALUE     |  | 50,722    |   |
| BASE TAXABLE VALUE        |  | 338,903   |   |
| TOTAL JUST VALUE          |  | 561,632   |   |
| NCON VALUE                |  | 0         |   |
| INCOME VALUE              |  |           |   |
| PREVIOUS YEAR MKT VALUE   |  | 567,114   |   |

| PERMIT NUM | DESCRIPTION       | AMT     | ISSUED     |
|------------|-------------------|---------|------------|
| 000047234  | Storage Building  | 14,000  | 05/15/2023 |
| 000045359  | New Residential C | 200,000 | 09/01/2022 |

| SALES DATA                      |            |           |     |     |        |
|---------------------------------|------------|-----------|-----|-----|--------|
| OFF RECORD Number               | DATE       | TYPE INST | Q U | V I | RSN CD |
| 1505/1998                       | 12/20/2023 | LE        | U   | I   | 14     |
| GRANTOR: LAVENDER BOBBY (ENH L) |            |           |     |     |        |
| GRANTEE: BOBBY AND WENDI LAV    |            |           |     |     |        |
| 1459/312                        | 2/03/2022  | WD        | Q   | V   | 01     |
| GRANTOR: NAHPILL PROPERTIES LL  |            |           |     |     |        |
| GRANTEE: LAVENDER BOBBY         |            |           |     |     |        |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                 |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2024;ORIG=53,15] S51 E6 S7 E32 N7 E6 E7 N24 E7 N5 E10 E7 N35 W11 N4 W11 S4 W2 S13 S19 W14 S3 W18 N22 W19 \$ |  |  |  |  |  |  |  |  |  |
| FGR=[YR=2024;ORIG=104,42] S24 S10 E6 S2 E12 N2 E6 N39 W7 S5 W10 W7 \$                                               |  |  |  |  |  |  |  |  |  |
| FSP=[YR=2024;ORIG=72,15] S22 E18 N3 E14 N19 W32 \$                                                                  |  |  |  |  |  |  |  |  |  |
| FOP=[YR=2024;ORIG=53,66] S15 E44 N15 W6 S7 W32 N7 W6 \$                                                             |  |  |  |  |  |  |  |  |  |
| FST=[YR=2024;ORIG=111,37] S5 E10 N5 W10 \$                                                                          |  |  |  |  |  |  |  |  |  |
| FOP=[YR=2024;ORIG=150,30] S24 E10 N24 W10 \$                                                                        |  |  |  |  |  |  |  |  |  |
| UDG=[YR=2024;ORIG=160,30] S24 E24 N24 W24 \$                                                                        |  |  |  |  |  |  |  |  |  |