LOT 27 COBBLESTONE UNIT 2.
WD 1048-2236, CT 1228-403, WD 12

KENT WALTER W JR/KENT PEGGY S
374 NW AMBLESIDE DR
LAKE CITY, FL 32055

2026

24-3S-16-02275-127

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

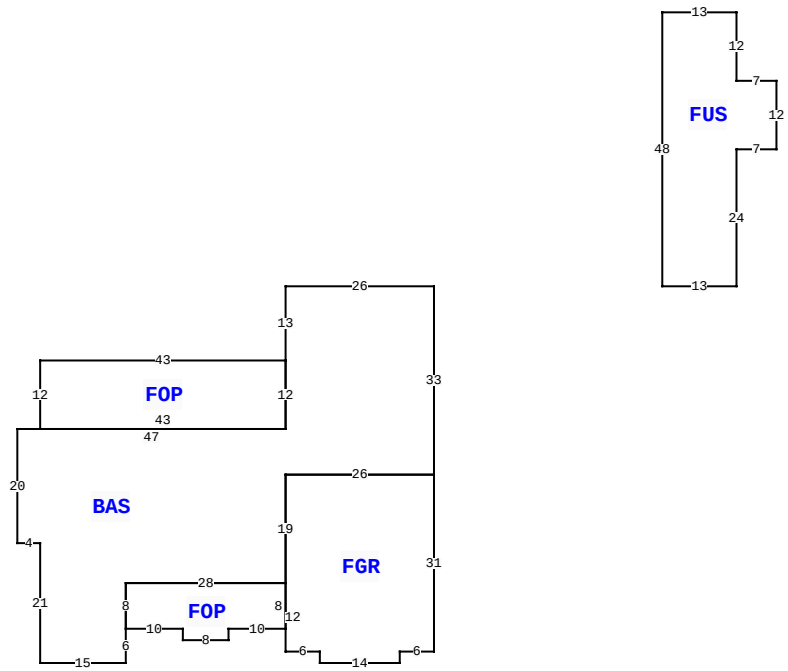
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	2,309	100		2,309	282,203
FGR	834	55		459	56,098
FOP	240	30		72	8,799
FOP	516	30		155	18,944
FUS	708	100		708	86,531
TOTALS	4,607			3,703	452,576

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,703	116.0896	130.02	481,464	2019	2019	0	0	0	6.00	94.00

1 SINGLE FAM 100% - 2020 Heated Area: 3017 HX Base Yr 2020



374 NW AMBLESIDE DR, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		452,576
TOTAL MARKET OB/XF VALUE		5,788
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		486,364
SOH/AGL Deduction		186,443
ASSESSED VALUE		299,921
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		249,199
TOTAL JUST VALUE		486,364
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		491,179

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37533	SFR	1,493	12/12/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1339/1384	6/21/2017	WD	Q	V	01	14,900
GRANTOR: CHARLES H COLEMAN						
GRANTEE: WALTER W & PEGGY S						
1282/1067	9/30/2014	WD	U	V	12	8,000
GRANTOR: FIRST FEDERAL BANK OF						
GRANTEE: CHARLES H COLEMAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S13 FOP= W43 S12 E43 N12$ S12 W47 S20 E4 S21 E15 N6 FOP= E10 S2 E8 N2 E10 N8 W28 S8$ N8 E28 FGR= S12 E6 S2 E14 N2 E6 N31 W26 S19$ N19 E26 N33$ PTR= E40 FUS= E13 N24 E7 N12 W7 N12 W13 S48$ W40$.

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	2,894.00	UT	2.00	2.00	100	2019	2019	3	100	5,788	

LAND DESCRIPTION

TOTAL OB/XF 5,788

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-2	0.00	0.00	1.00	LT		1.00	1.00	0.70	40,000.00	28,000.00	28,000							

REVIEW DATE 05/19/2023 BY JB Total Acres: 2.03 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/18/2025 BY SYS