LOT 28 COBBLESTONE UNIT 2.

WD 1048-1438, WD 1336-2159,

OZBAY BUKET
304 NW AMBLESIDE DR
LAKE CITY, FL 32055

2025

24-3S-16-02275-128

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

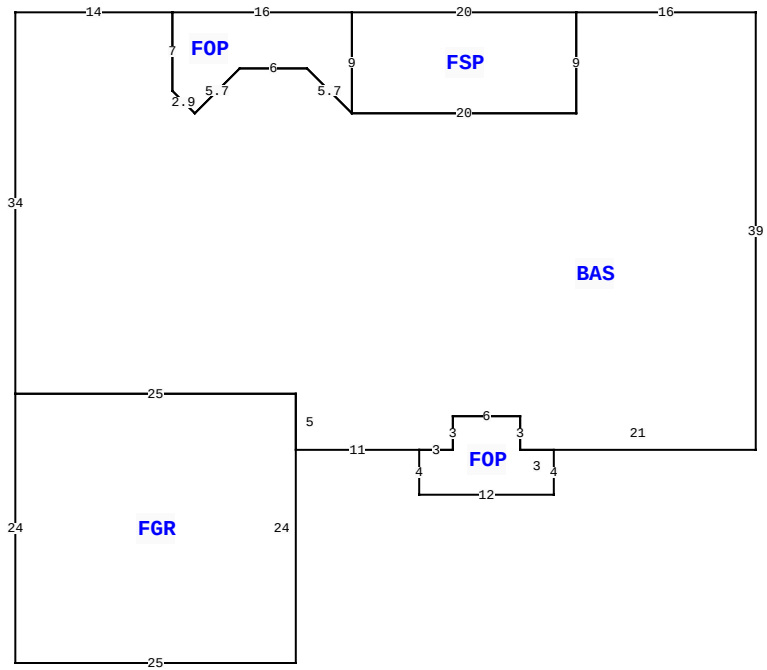
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	2,149	100		2,149	259,992
FGR	600	55		330	39,924
FOP	66	30		20	2,420
FOP	102	30		31	3,751
FSP	180	40		72	8,711
TOTALS	3,097			2,602	314,797

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,602	131.7316	147.54	383,899	2006	2006	0	0	0	18.00	82.00

1 SINGLE FAM – 100% - 2018 Heated Area: 2149 HX Base Yr 2018



304 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		314,797
TOTAL MARKET OB/XF VALUE		6,963
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		361,760
SOH/AGL Deduction		124,307
ASSESSED VALUE		237,453
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		186,731
TOTAL JUST VALUE		361,760
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		345,687

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049618	Roof Replacement	19,000	04/15/2024
23437	SFR	629	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1336/2159	5/12/2017	WD	Q	I	01	228,000
GRANTOR: JOSEPH R & ILLUMINADA						
GRANTEE: BUKET OZBAY						
1048/1438	5/27/2005	WD	Q	V		49,900
GRANTOR: COBBLESTONE OF COLUMB						
GRANTEE: JOSEPH R & ILLUMINA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 FSP= W20 S9 E20 N9$ S9 W20 FOP= N9 W16 S7 D2 R2 R4 U4 E6 D4 R4 $ L4 U4 W6 D4 L4 L2 U2 N7 W14 S34 FGR= S24 E25 N24 W25$ E25 S5 E11 FOP= S4 E12 N4 W3N3 W6 S3 W3$ E3 N3 E6 S3 E21 N39$.

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	217.00	UT	2.50	2.50	100	2006	2006	3	100	543	
2	0166	CONC,PAVMT	0	100	0	0	2,088.00	UT	2.50	2.50	100	2009	2009	3	100	5,220	
3	0296	SHED METAL	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 6,963

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	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 05/14/2024 BY JS Total Acres: 2.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 06/20/2025 BY SYS