LOT 31 COBBLESTONE UNIT 2.

WD 1047-2191, CT 1185-2157, WD 1

HUYNH NAM CHI
131 NW AMBER CT
LAKE CITY, FL 32055

2026

24-3S-16-02275-131

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	12	HARDWOOD 80
Interior Floo	15	HARDTILE 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

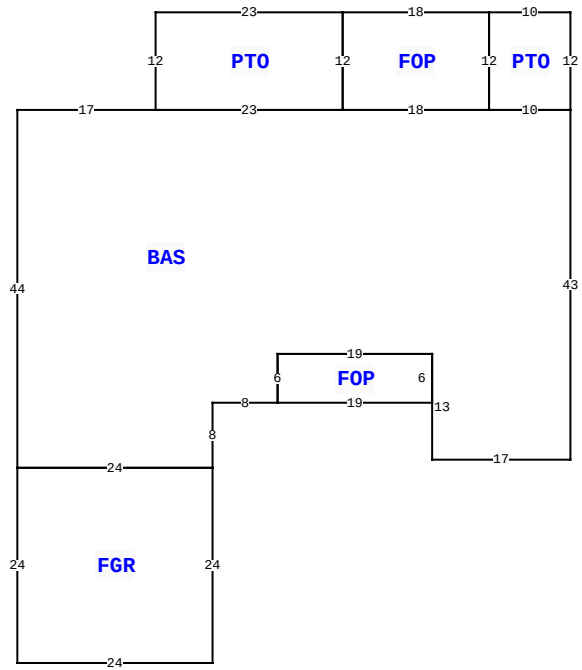
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	24316.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,645	100		2,645	346,863
FGR	576	55		317	41,571
FOP	114	30		34	4,458
FOP	216	30		65	8,524
PTO	120	5		6	787
PTO	276	5		14	1,836
TOTALS	3,947			3,081	404,040

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,081	125.9060	141.01	434,452	2018	2018	0	0	0	7.00	93.00

1 SINGLE FAM 100% - 2019 Heated Area: 2645 HX Base Yr 2019



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

131 NW AMBER CT, LAKE CITY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		404,040
TOTAL MARKET OB/XF VALUE		44,624
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		488,664
SOH/AGL Deduction		126,550
ASSESSED VALUE		362,114
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		311,392
TOTAL JUST VALUE		488,664
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		493,009

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38460	STORAGE	149	08/12/2019
36420	SFR	1,241	03/12/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1310/0074	2/19/2016	WD	Q	V	01	15,000
GRANTOR: ANDREW J DECKER IV						
GRANTEE: NAM CHI HUYNH						
1231/2599	3/21/2012	WD	U	V	30	15,485
GRANTOR: RICKIE L PRIEST						
GRANTEE: ANDREW J DECKER IV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 S44 FGR= S24 E24 N24 W24$ E24 N8 E8 FOP= E19 N6 W19 S6$ N6 E19 S13 E17 N43 PTO= N12 W10 S12 E10$ W10 FOP= N12 W18 S12 E18$ W18 PTO= N12 W23 S12 E23$ W23$.

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	3,662.00	UT	2.00	2.00	100	2018	2018	3	100	7,324	
2	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	7,900	
3	0169	FENCE/WOOD	0	100	0	0	800.00	UT	15.50	15.50	75	2019	2019	3	75	9,300	
4	0262	PRCH,FOP	0	100	0	0	1.00	UT	2,100.00	2,100.00	100	2023	2022		100	2,100	
5	0262	PRCH,FOP	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	
6	0040	BARN,POLE	0	100	40	60	1.00	UT	16,800.00	16,800.00	100	2023	2022		100	16,800	

LAND DESCRIPTION

TOTAL OB/XF 44,624

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 05/19/2023 BY KS Total Acres: 2.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/18/2025 BY SYS