LOT 37 COBBLESTONE UNIT 2.
WD 1050-1758, TD 1254-1128, FJ 1

HALL DERRICK L/HALL KRISTI K
295 NW AMBLESIDE DR
LAKE CITY, FL 32055

2026

24-3S-16-02275-137

BUILDING CHARACTERISTICS

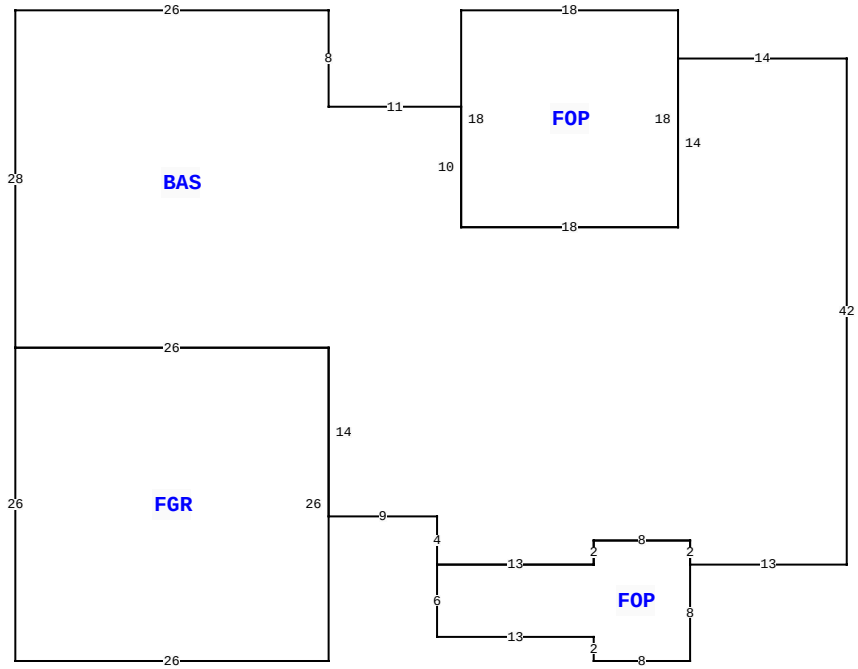
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	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	2,186	100		2,186	257,976
FGR	676	55		372	43,901
FOP	158	30		47	5,547
FOP	324	30		97	11,447
TOTALS	3,344			2,702	318,871

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,702	109.7600	122.93	332,157	2021	2021	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2024 Heated Area: 2186 HX Base Yr 2024



295 NW AMBLESIDE DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		318,871
TOTAL MARKET OB/XF VALUE		30,940
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		389,811
SOH/AGL Deduction		5,555
ASSESSED VALUE		384,256
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		333,534
TOTAL JUST VALUE		389,811
NCON VALUE		22,000
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		371,432

PRCL:0:5: PER HX APPL (02434-004)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050860	Storage Building	25,000	09/19/2024
40950	SFR		12/02/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1409/2308	4/13/2020	WD	Q	V	01	32,000
GRANTOR: BRYAN H & CASSANDRA L						
GRANTEE: DERRICK L & KRISTI						
1350/1000	12/19/2017	WD	Q	V	01	22,900
GRANTOR: NORTHERN ALACHUA HOLD						
GRANTEE: BRYAN H BUCKLES & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=70,10] W14 S14 W18 N10 W11 N8 W26 S28 E26 S14 E9 S4 E13 N2 E8 S2 E13 N42 $
FGR=[ORIG=1,34] E26 S26 W26 N26 $
FOP=[ORIG=38,6] E18 S18 W18 N18 $
FOP=[ORIG=57,50] W8 S2 W13 S6 E13 S2 E8 N8 N2 $
.

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	1,380.00	UT	3.00	3.00	100	2022	2021		100	4,140	
2	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800	
3	0030	BARN,MT	0	100	0	0	1.00	UT	18,500.00	18,500.00	100	2026	2025		100	18,500	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2026	2025		100	3,500	

LAND DESCRIPTION

TOTAL OB/XF 30,940

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: 2.06 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/18/2025 BY SYS