

SIGRIST BRYAN S/SIGRIST EMILY S
339 NW AMBLESIDE DR
LAKE CITY, FL 32055

2025



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY												
CONSTRUCTION										VALUATION SUMMARY										STANDARD												
ELEMENT	CD	17	MSNRY STUC 100	08	IRREGULAR 100	1	SINGLE FAM - 100% - 2025	Heated Area: 2565	HX Base Yr 2025	TOTAL ADJ PTS	122.7050	EFF. BASE RATE	137.43	REPL. COST NEW	573,908	AYB	2006	EYB	2006	ECON	FNCT	0	0	0	18.00	% COND	82.00					
Exterior Wall	08	08	IRREGULAR 100	08	IRREGULAR 100	1	SINGLE FAM - 100% - 2025	Heated Area: 2565	HX Base Yr 2025	TOTAL ADJ PTS	122.7050	EFF. BASE RATE	137.43	REPL. COST NEW	573,908	AYB	2006	EYB	2006	ECON	FNCT	0	0	0	18.00	% COND	82.00					
Roof Structur	08	08	IRREGULAR 100	08	IRREGULAR 100	1	SINGLE FAM - 100% - 2025	Heated Area: 2565	HX Base Yr 2025	TOTAL ADJ PTS	122.7050	EFF. BASE RATE	137.43	REPL. COST NEW	573,908	AYB	2006	EYB	2006	ECON	FNCT	0	0	0	18.00	% COND	82.00					
Roof Cover	03	03	COMP SHNGL 100	03	COMP SHNGL 100	1	SINGLE FAM - 100% - 2025	Heated Area: 2565	HX Base Yr 2025	TOTAL ADJ PTS	122.7050	EFF. BASE RATE	137.43	REPL. COST NEW	573,908	AYB	2006	EYB	2006	ECON	FNCT	0	0	0	18.00	% COND	82.00					
Interior Wall	05	05	DRYWALL 100	05	DRYWALL 100	1	SINGLE FAM - 100% - 2025	Heated Area: 2565	HX Base Yr 2025	TOTAL ADJ PTS	122.7050	EFF. BASE RATE	137.43	REPL. COST NEW	573,908	AYB	2006	EYB	2006	ECON	FNCT	0	0	0	18.00	% COND	82.00					
Interior Floo	13	13	LAM/VNLPLK 50	13	LAM/VNLPLK 50	1	SINGLE FAM - 100% - 2025	Heated Area: 2565	HX Base Yr 2025	TOTAL ADJ PTS	122.7050	EFF. BASE RATE	137.43	REPL. COST NEW	573,908	AYB	2006	EYB	2006	ECON	FNCT	0	0	0	18.00	% COND	82.00					
Interior Floo	15	15	HARDTILE 50	15	HARDTILE 50	1	SINGLE FAM - 100% - 2025	Heated Area: 2565	HX Base Yr 2025	TOTAL ADJ PTS	122.7050	EFF. BASE RATE	137.43	REPL. COST NEW	573,908	AYB	2006	EYB	2006	ECON	FNCT	0	0	0	18.00	% COND	82.00					
Air Condition	03	03	CENTRAL 100	03	CENTRAL 100	1	SINGLE FAM - 100% - 2025	Heated Area: 2565	HX Base Yr 2025	TOTAL ADJ PTS	122.7050	EFF. BASE RATE	137.43	REPL. COST NEW	573,908	AYB	2006	EYB	2006	ECON	FNCT	0	0	0	18.00	% COND	82.00					
Heating Type	04	04	AIR DUCTED 100	04	AIR DUCTED 100	1	SINGLE FAM - 100% - 2025	Heated Area: 2565	HX Base Yr 2025	TOTAL ADJ PTS	122.7050	EFF. BASE RATE	137.43	REPL. COST NEW	573,908	AYB	2006	EYB	2006	ECON	FNCT	0	0	0	18.00	% COND	82.00					
Bedrooms			3 100		3 100	1	SINGLE FAM - 100% - 2025	Heated Area: 2565	HX Base Yr 2025	TOTAL ADJ PTS	122.7050	EFF. BASE RATE	137.43	REPL. COST NEW	573,908	AYB	2006	EYB	2006	ECON	FNCT	0	0	0	18.00	% COND	82.00					
Bathrooms			2 100		2 100	1	SINGLE FAM - 100% - 2025	Heated Area: 2565	HX Base Yr 2025	TOTAL ADJ PTS	122.7050	EFF. BASE RATE	137.43	REPL. COST NEW	573,908	AYB	2006	EYB	2006	ECON	FNCT	0	0	0	18.00	% COND	82.00					
Frame	02	02	WOOD FRAME 100	02	WOOD FRAME 100	1	SINGLE FAM - 100% - 2025	Heated Area: 2565	HX Base Yr 2025	TOTAL ADJ PTS	122.7050	EFF. BASE RATE	137.43	REPL. COST NEW	573,908	AYB	2006	EYB	2006	ECON	FNCT	0	0	0	18.00	% COND	82.00					
Stories	1.	1.	1. 100		1. 100	1	SINGLE FAM - 100% - 2025	Heated Area: 2565	HX Base Yr 2025	TOTAL ADJ PTS	122.7050	EFF. BASE RATE	137.43	REPL. COST NEW	573,908	AYB	2006	EYB	2006	ECON	FNCT	0	0	0	18.00	% COND	82.00					
Architectual	05	05	CONV 100		CONV 100	1	SINGLE FAM - 100% - 2025	Heated Area: 2565	HX Base Yr 2025	TOTAL ADJ PTS	122.7050	EFF. BASE RATE	137.43	REPL. COST NEW	573,908	AYB	2006	EYB	2006	ECON	FNCT	0	0	0	18.00	% COND	82.00					
Units			0 100		0 100	1	SINGLE FAM - 100% - 2025	Heated Area: 2565	HX Base Yr 2025	TOTAL ADJ PTS	122.7050	EFF. BASE RATE	137.43	REPL. COST NEW	573,908	AYB	2006	EYB	2006	ECON	FNCT	0	0	0	18.00	% COND	82.00					
Condition Adj	03	03	03 100		03 100	1	SINGLE FAM - 100% - 2025	Heated Area: 2565	HX Base Yr 2025	TOTAL ADJ PTS	122.7050	EFF. BASE RATE	137.43	REPL. COST NEW	573,908	AYB	2006	EYB	2006	ECON	FNCT	0	0	0	18.00	% COND	82.00					
Kitchen Adjus	01	01	01 100		01 100	1	SINGLE FAM - 100% - 2025	Heated Area: 2565	HX Base Yr 2025	TOTAL ADJ PTS	122.7050	EFF. BASE RATE	137.43	REPL. COST NEW	573,908	AYB	2006	EYB	2006	ECON	FNCT	0	0	0	18.00	% COND	82.00					
Quality	07	07																														
DOR CODE	0100SINGLE 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	2,565	100	2023	2,565	289,057																											
FDG	1,500	60		900	101,423																											
FGR	776	55		427	48,120																											
FOP	406	30		122	13,748																											
FSP	406	40		162	18,256																											
TOTALS	5,653			4,176	470,605																											
EXTRA FEATURES						339 NW AMBLESIDE DR, LAKE CITY																										
L N	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	0180	FPLC 1STRY	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	100	2,000																	
2	0166	CONC,PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	12,378																	
3	0169	FENCE/WOOD	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	2023	2022		100	1,000																	