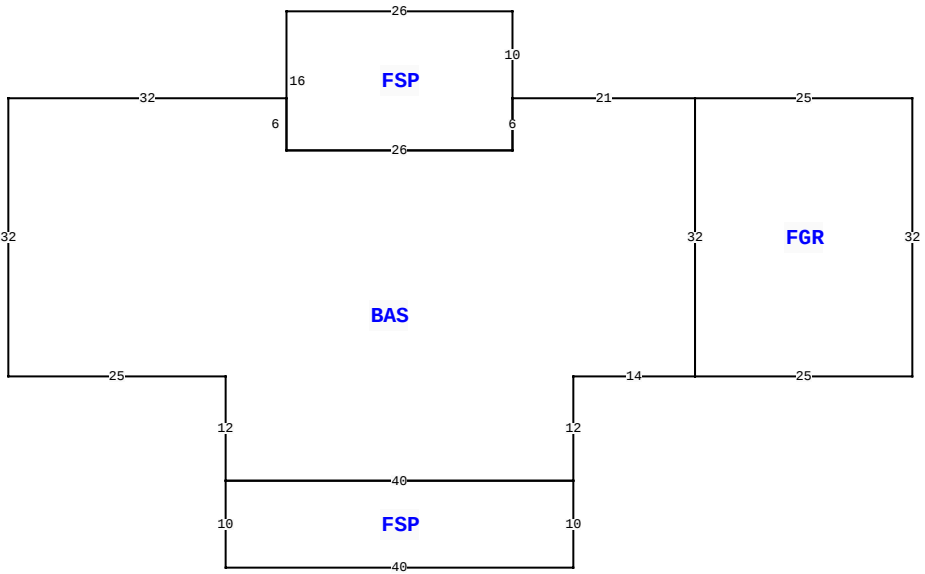


METZ FRANZ H/METZ MELISSA
493 NW AMBLESIDE DR
LAKE CITY, FL 32055

2026

24-33-10-02273-141

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
ELEMENT CD CONSTRUCTION										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION SUMMARY									
Exterior Wall 19 COMMON BRK 100										0100 01 3,618 130.1740 145.79 527,468 2018 2018 0 0 0 7.00 93.00										VALUATION BY STANDARD									
Roof Structur 08 IRREGULAR 100										1 SINGLE FAM 100% - 2019 Heated Area: 2852 HX Base Yr 2019										Tax Group: 2 Tax Dist:									
Roof Cover 03 COMP SHNGL 100																				BUILDING MARKET VALUE 490,545									
Interior Wall 05 DRYWALL 100																				TOTAL MARKET OB/XF VALUE 12,295									
Interior Floo 15 HARDTILE 100																				TOTAL LAND VALUE - MARKET 40,000									
Air Condition 03 CENTRAL 100																				TOTAL MARKET VALUE 542,840									
Heating Type 04 AIR DUCTED 100																				SOH/AGL Deduction 341,133									
Bedrooms 3 100										ASSESSED VALUE 201,707										TOTAL EXEMPTION VALUE HX HB 50,722									
Bathrooms 2 100										BASE TAXABLE VALUE 150,985										TOTAL JUST VALUE 542,840									
Frame 02 WOOD FRAME 100										NCON VALUE 0										INCOME VALUE									
Stories 1. 1. 100										PREVIOUS YEAR MKT VALUE 548,115																			
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 2,852 100 2,852 386,687																													
FGR 800 55 440 59,658																													
FSP 400 40 160 21,693																													
FSP 416 40 166 22,507																													
TOTALS 4,468 3,618 490,545																													
EXTRA FEATURES										493 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										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/11/2023 MLU																			
1 0190 FPLC PF 0 100 0 0 1.00 UT 1,200.00 1,200.00 100 2018 2018 3 100 1,200																													
2 0190 FPLC PF 0 100 0 0 1.00 UT 1,200.00 1,200.00 100 2018 2018 3 100 1,200																													
3 0260 PAVEMENT-A 0 100 0 0 5,608.00 UT 1.30 1.30 100 2018 2018 3 100 7,290																													
4 0031 BARN, MT AE 0 100 30 50 1.00 UT 0.00 0.00 100 2018 2018 3 100 1,500																													
5 0251 LEAN TO W/ 0 100 14 50 1.00 UT 0.00 0.00 100 2018 2018 3 100 700																													
6 0166 CONC, PAVMT 0 100 3 60 180.00 UT 2.25 2.25 100 2018 2018 3 100 405																													
LAND DESCRIPTION										TOTAL OB/XF 12,295																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 JB										Total Acres: 2.10 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000										PRINTED 11/05/2025 BY SYS									