COMM SW COR OF SEC, RUN E
1386.48 FT, N 27.05 FT TO PT
N R/W OF NW AMANDA ST & POB,

MACIAS ADAN CAMERINO
549 NW AMANDA ST
LAKE CITY, FL 32055

2026

27-3S-16-02320-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

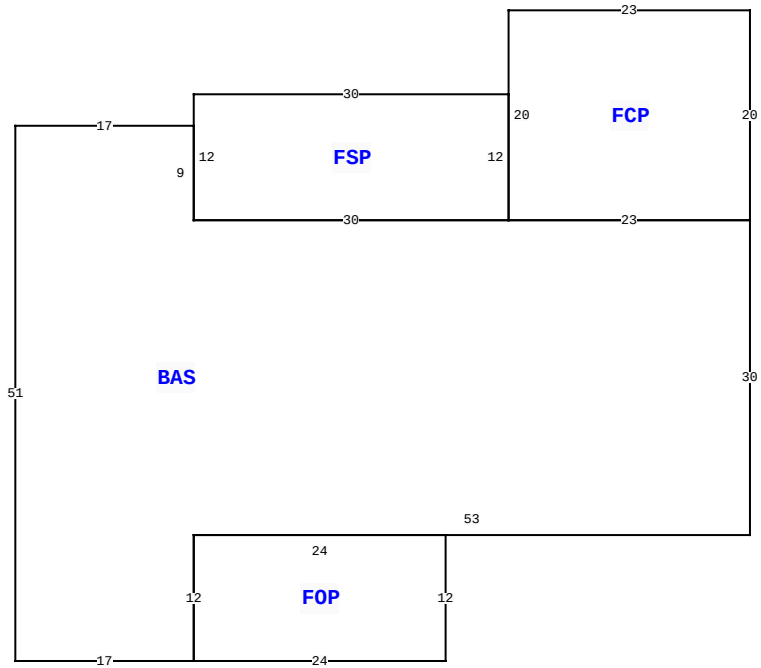
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 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 06
NEIGHBORHOOD/LOC	27316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,457	100		2,457	194,568
FCP	460	25		115	9,107
FOP	288	30		86	6,810
FSP	360	40		144	11,404
TOTALS	3,565			2,802	221,889

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,802	108.7800	121.83	341,368	1969	1969	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2019 Heated Area: 2457 HX Base Yr 2019



549 NW AMANDA ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		221,889
TOTAL MARKET OB/XF VALUE		10,141
TOTAL LAND VALUE - MARKET		38,300
TOTAL MARKET VALUE		270,330
SOH/AGL Deduction		91,659
ASSESSED VALUE		178,671
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		127,949
TOTAL JUST VALUE		270,330
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		270,330

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041787	Roof Replacement	6,000	04/22/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1361/2538	6/01/2018	WD	Q	I	01	155,000
GRANTOR: MICHAEL S LOGAN JR &						
GRANTEE: ADAN CAMERINO MACIA						
1333/0542	3/20/2017	WD	U	I	11	100
GRANTOR: RAYMOND A & JANIS M L						
GRANTEE: RAYMOND A & JANIS M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 S51 E17 FOP= E24 N12 W24 S12$ N12 E53 N30 FCP= N20 W23 S20 E23$ W23 FSP= N12 W30 S12 E30$ W30 N9$.

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	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0021	BARN,FR AE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,500	
3	0130	CLFENCE 5	0	100	0	0	530.00	UT	5.50	5.50	70	1993	1993	3	70	2,041	
4	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	100	2,000	
5	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	300	
6	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	300	
7	0060	CARPORT F	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 10,141

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		00	0.00	0.00	3.83	AC		1.00	1.00	1.00	10,000.00	10,000.00	38,300							

REVIEW DATE 03/28/2023 BY KS Total Acres: 3.83 Total Land Value: 38,300 Market: 0 Agricultural: 0 Common: 38,300 PRINTED 11/07/2025 BY SYS