COMM 1386.48 FT E OF SW COR OF S FT, E 345.47 FT FOR POB, RUN N 6 E 344.09 FT, S 648.76 FT, W 345.

LOGAN JANIS M
535 NW AMANDA STREET
LAKE CITY, FL 32055

2026

27-3S-16-02320-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

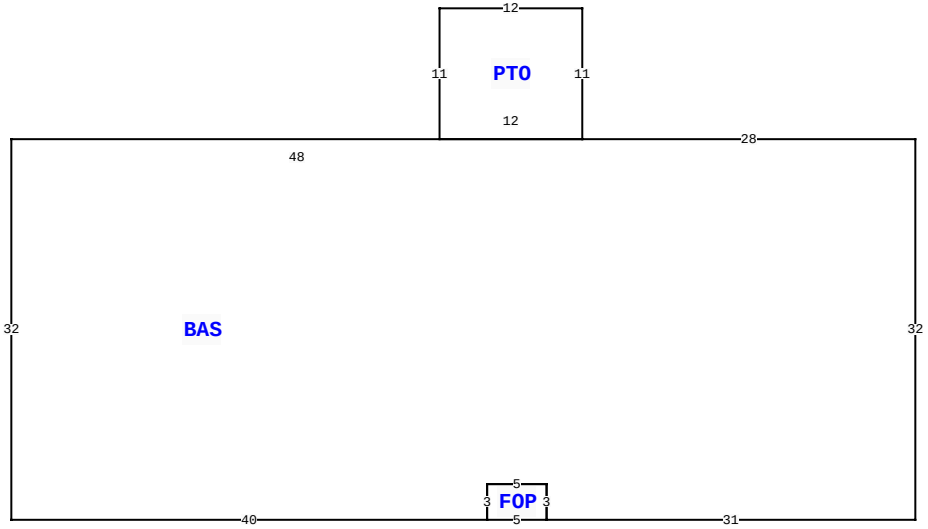
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,417	100		2,417	190,820
FOP	15	30		4	316
PTO	132	5		7	553
TOTALS	2,564			2,428	191,688

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,428	108.4460	121.46	294,905	1978	1978	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2417 HX Base Yr



535 NW AMANDA ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		191,688
TOTAL MARKET OB/XF VALUE		24,536
TOTAL LAND VALUE - MARKET		36,180
TOTAL MARKET VALUE		252,404
SOH/AGL Deduction		96,710
ASSESSED VALUE		155,694
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		104,972
TOTAL JUST VALUE		252,404
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		252,404

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051766	Roof Replacement	19,890	12/10/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 PTO= N11 W12 S11 E12$ W48 S32 E40 FOP= E5 N3 W5 S3$ N3 E5 S3 E31 N32$.

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	3,000	
2	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1985	1985	3	40	14,336	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	
4	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
6	0040	BARN,POLE	0	100	30	50	1.00	UT	0.00	0.00	100	2007	2007	3	100	1,200	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	
8	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 24,536

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	4.02	AC		1.00	1.00	1.00	9,000.00	9,000.00	36,180							

REVIEW DATE 01/29/2025 BY JS Total Acres: 4.02 Total Land Value: 36,180 Market: 0 Agricultural: 0 Common: 36,180 PRINTED 11/07/2025 BY SYS