LOT 3 BLOCK 4 GOLF MANOR S/D.
409-345, DC 1228-1270, PB 1236-2

MAZZAMUTO MARISSA ANN
181 SE CAMERON TERR
LAKE CITY, FL 32025

2026

33-3S-17-06780-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

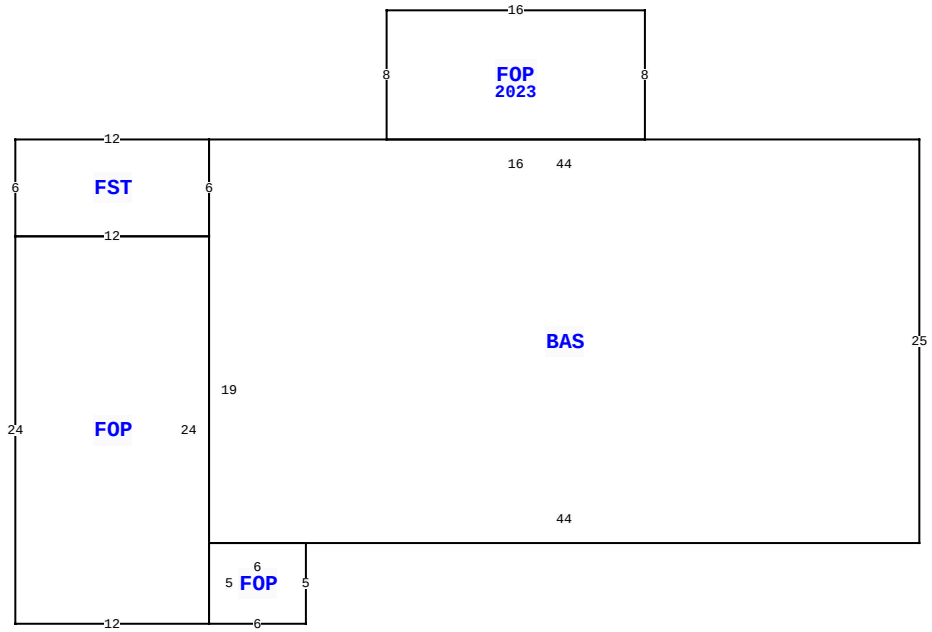
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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 07
NEIGHBORHOOD/LOC	33317.140	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,100	100		1,100	140,933
FOP	30	30		9	1,153
FOP	288	30		86	11,019
FOP	128	30	2023	38	4,869
FST	72	55		40	5,125
TOTALS	1,618			1,273	163,097

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,273	134.5760	150.73	191,879	1965	2010	0	0	0	15.00	85.00

1 SINGLE FAM 100% - 2025 Heated Area: 1100 HX Base Yr 2025



181 SE CAMERON TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		163,097
TOTAL MARKET OB/XF VALUE		5,600
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		187,197
SOH/AGL Deduction		0
ASSESSED VALUE		187,197
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		136,475
TOTAL JUST VALUE		187,197
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		189,116

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1482/156	12/28/2022	WD	Q	I	01	199,900
GRANTOR: SIKES JOHN D JR						
GRANTEE: MAZZAMUTO MARISSA A						
1471/117	7/14/2022	QC	U	I	11	0
GRANTOR: SIKES JOHN D JR						
GRANTEE: SIKES JOHN D JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W44 S6 S19 E44 N25 $
FOP=[ORIG=-44,6] W12 S24 E12 N24 $
FST=[ORIG=-44,0] W12 S6 E12 N6 $
FOP=[ORIG=-44,25] S5 E6 N5 W6 $
FOP=[YR=2023;ORIG=-33,0] N8 E16 S8 W16 $
.

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	500	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	300	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,800	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	
5	0080	DECKING	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2023	2022		100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 5,600

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	80.00	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 02/17/2023 BY ME Total Acres: 0.23 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/19/2025 BY SYS