

S DIV: BEG AT A PT 115.33 FT N O & CHURCH STS RUN N 114 FT, W 211 FT, E 211.42 FT TO POB. (BLOCK 3

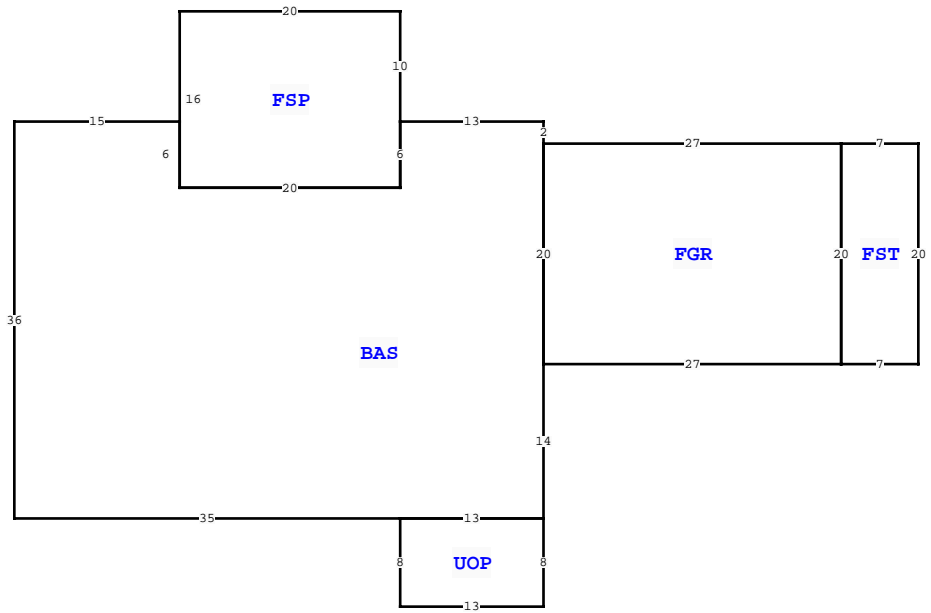
FCS TRUST DATED JANUARY 8, 2025  
180 NW AMENITY CT  
LAKE CITY, FL 32055

**2026**

00-00-00-13773-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	100
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	870317.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,608	100	
FGR	540	55	
FSP	320	40	
FST	140	55	
UOP	104	20	
TOTALS	2,712		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,131	115.8300	129.73	276,455	1920	1990	0	0	35.00	65.00		
1 SINGLE FAM 0% - 2026 Heated Area: 1608 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		179,696	
TOTAL MARKET OB/XF VALUE		1,200	
TOTAL LAND VALUE - MARKET		23,913	
TOTAL MARKET VALUE		204,809	
SOH/AGL Deduction		0	
ASSESSED VALUE		204,809	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		204,809	
TOTAL JUST VALUE		204,809	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		207,573	
LAND:2:1: 8400 SQ FT			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1544/916	6/27/2025	QC	U	I	11	100
GRANTOR: CORNERSTONE DEVELOPME						
GRANTEE: FCS TRUST DATED JAN						
1377/0345	1/09/2019	CT	U	I	18	57,000
GRANTOR: CLERK OF COURT						
GRANTEE: CORNERSTONE DEVELOP						

EXTRA FEATURES																
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	0166	CONC,PAVMT	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0119	MASONRY WA	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	
3	0080	DECKING	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	800	

376 SE CHURCH AVE, LAKE CITY

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

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= N2 W13 FSP= N10 W20 S16 E20 N6\$ S6 W20 N6 W15 S36 E35 UOP= S8 E13 N8 W13\$ E13 N14 FGR= E27 FST= E7 N20 W7 S20\$ N20 W27 S20\$ N20\$.									

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0133	C	SFR LAKE	0		00	0.00	0.00	13,650.00	SF		1.00	1.00	1.00	1.75	1.75	23,888							
2	9520	C	LAKE	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	25.00	25.00	25							