S DIV: LOTS 6, 7, 8 & 9 BLOCK 4

750-2080, 941-567, WD 1049-619,

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

2027

00-00-00-13845-000

BUILDING CHARACTERISTICS

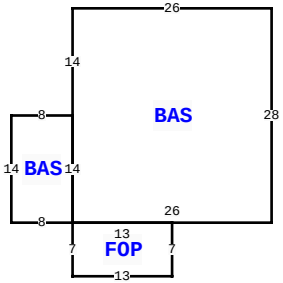
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		2 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0800	MULTI-FAM <10
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	870317.00	1.00/

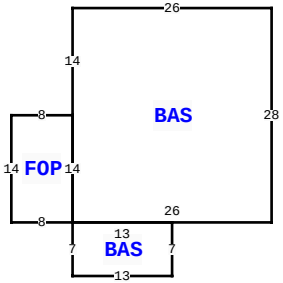
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	91	100		91	4,831
BAS	112	100		112	5,945
BAS	728	100		728	38,646
BAS	728	100		728	38,646
FOP	91	30		27	1,433
FOP	112	30		34	1,805
TOTALS	1,862			1,720	91,306

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2200	01	1,720	112.3500	70.78	121,742	1945	2005	0	0	0	25.00	75.00

1 M/FAM LOW 0% - 2026 Heated Area: 1659 HX Base Yr





460 SW ALACHUA AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

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	0	12	61	732.00	UT	2.00	2.00	100	1998	1998	3	100	1,464	
2	0294	SHED WOOD/	0	0	12	6	1.00	UT	500.00	500.00	100	2022	2021		100	500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	91,306
TOTAL MARKET OB/XF VALUE	1,964
TOTAL LAND VALUE - MARKET	26,250
TOTAL MARKET VALUE	119,520
SOH/AGL Deduction	0
ASSESSED VALUE	119,520
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	119,520
TOTAL JUST VALUE	119,520
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	119,520

SALE:1:1: DOT IS CHECKING - NO REASON FOR SALE AMT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1156	ADDN SFR	150	01/26/1998
00586			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1544/929	6/27/2025	QC	U	I	11	100
GRANTOR: CORNERSTONE DEVELOPME						
GRANTEE: FCS TRUST DATED JAN						
1441/1221	6/30/2021	WD	Q	I	01	115,000
GRANTOR: WILLIAMS WAYNE R & SA						
GRANTEE: CORNERSTONE DEVELOP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W26 S14 S14 E26 N28 $
BAS=[ORIG=0,-50] W26 S14 S14 E26 N28 $
FOP=[ORIG=-26,14] W8 S14 E8 N14 $
BAS=[ORIG=-26,-36] W8 S14 E8 N14 $
BAS=[ORIG=-26,28] S7 E13 N7 W13 $
FOP=[ORIG=-26,-22] S7 E13 N7 W13 $
.

LAND DESCRIPTION

TOTAL OB/XF 1,964

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	0		*CG	100.00	105.00	10,500.00	SF		1.00	1.00	1.00	2.50	2.50	26,250							

REVIEW DATE 10/21/2024 BY JS Total Acres: 0.24 Total Land Value: 26,250 Market: 0 Agricultural: 0 Common: 26,250 PRINTED 11/16/2026 BY SYS