LOT 2 CYPRESS CREEK S/D.
850-1774, 856-1924, 871-987, 912

BISS AMANDA KAYE
148 SW MERRIMACK PL
LAKE CITY, FL 32025

2026

03-4S-16-02739-102

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

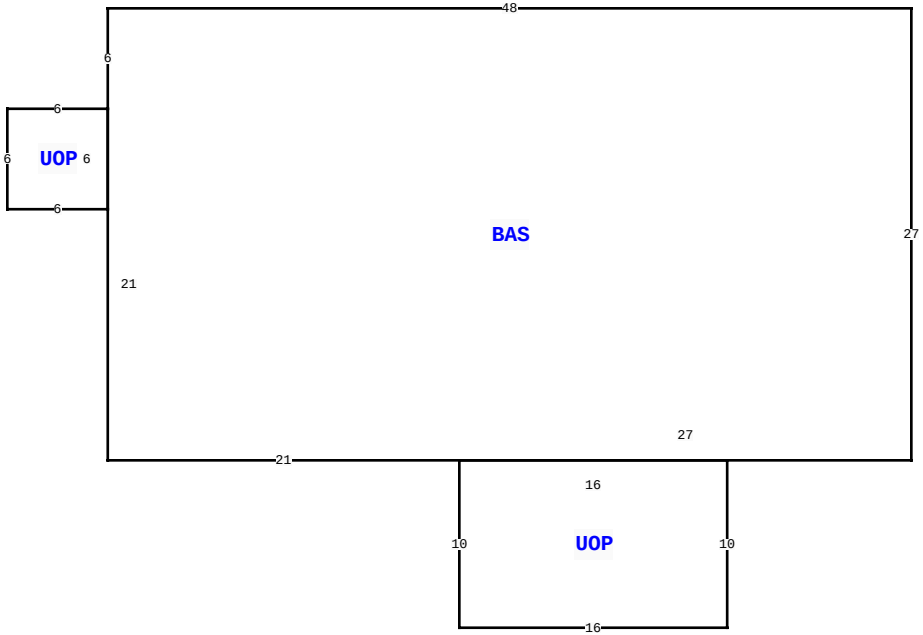
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	13	LAM/VNLPLK 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	02	02 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	3416.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	90,176
UOP	36	25		9	626
UOP	160	25		40	2,783
TOTALS	1,492			1,345	93,586

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,345	131.7855	126.51	170,156	1998	1998	0	0	0	45.00	55.00

1 MANUF 1 0% - 2021 Heated Area: 1296 HX Base Yr



148 SW MERRIMACK PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	93,586
TOTAL MARKET OB/XF VALUE	10,390
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	126,476
SOH/AGL Deduction	19,119
ASSESSED VALUE	107,357
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	107,357
TOTAL JUST VALUE	126,476
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	120,530

SALE:1:1: DEED IN LIEU OF FORECLOSURE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053429	Roof Replacement	8,691	06/23/2025
13405	M H	125	12/11/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1424/2514	11/23/2020	WD	Q	I	01	89,900
GRANTOR: AMELIA J DOLL						
GRANTEE: AMANDA KAYE BISS						
1077/2404	3/15/2006	WD	Q	I		85,000
GRANTOR: STEVEN & STRICKLAND						
GRANTEE: LEO L & AMELIA J DO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S6 UOP= W6 S6 E6 N6$ S21 E21 UOP= S10 E16 N10 W16$ E27 N27$.

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	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,890	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 10,390

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	0200	C	MBL HM	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 07/28/2025 BY chuck Total Acres: 0.49 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 05/12/2026 BY SYS