

LOT 8 SUZANNE S/D UNIT 4.
798-776, 803-1594, 848-1112, 848

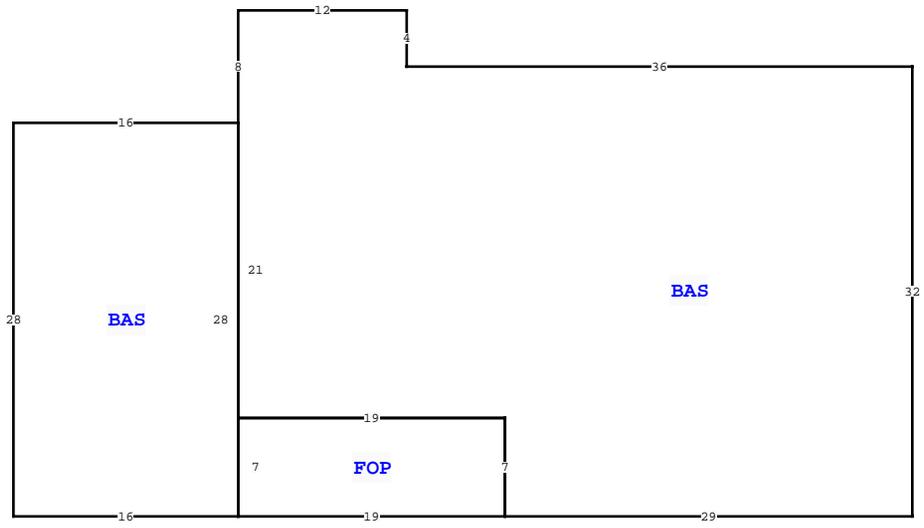
AMWAKE JAMES V/AMWAKE LAURA L
145 SE MOSSY CT
LAKE CITY, FL 32025

2026

03-4S-17-07570-104

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	15	HARDTILE	80
Interior Floor	14	CARPET	20
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	3417.0200	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	448	100	
BAS	1,451	100	
FOP	133	30	
TOTALS	2,032		
			1,939
			185,170

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,939	113.6840	127.33	246,893	1983	2000	0	0	25.00	75.00
1 SINGLE FAM 100% - 2025 Heated Area: 1899 HX Base Yr 2025											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			185,170
TOTAL MARKET OB/XF VALUE			39,817
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			243,487
SOH/AGL Deduction			0
ASSESSED VALUE			243,487
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			192,076
TOTAL JUST VALUE			243,487
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			247,111

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053053	Electrical Servic		05/07/2025
000049145	Roof Replacement	15,555	02/02/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1517/90	6/14/2024	WD	Q	I	01	315,000
GRANTOR: ARIEL TIFFANY						
GRANTEE: AMWAKE JAMES V						
1481/932	12/14/2022	WD	Q	I	01	265,000
GRANTOR: GROVES JANET L						
GRANTEE: ARIEL TIFFANY						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100
3	0166	CONC, PAVMT	0	100	10	52	1.00	UT	0.00	0.00	100
4	0169	FENCE/WOOD	0	100	24	44	1.00	UT	0.00	0.00	100
5	0294	SHED WOOD/	0	100	13	17	221.00	UT	7.00	7.00	100
6	0166	CONC, PAVMT	0	100	3	34	102.00	UT	2.00	2.00	100
7	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100
8	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100
9	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100
10	0282	POOL ENCL	0	100	44	35	1,540.00	UT	15.00	15.00	100

TOTAL OB/XF											
39,817											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT	

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

BUILDING DIMENSIONS											
BAS= W36 N4 W12 S8 BAS= W16 S28 E16 N28 S21 FOP= S7 E19N7 W19 S E19 S7 E29 N32 S.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT	