LOT 3 AMELIA LANDING PHASE 1.

WD 1424-1577,

ROSS SIDNEY/ROSS KIMBERLY A
172 SW BEACON WAY
LAKE CITY, FL 32055

2026

13-4S-16-02951-103

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

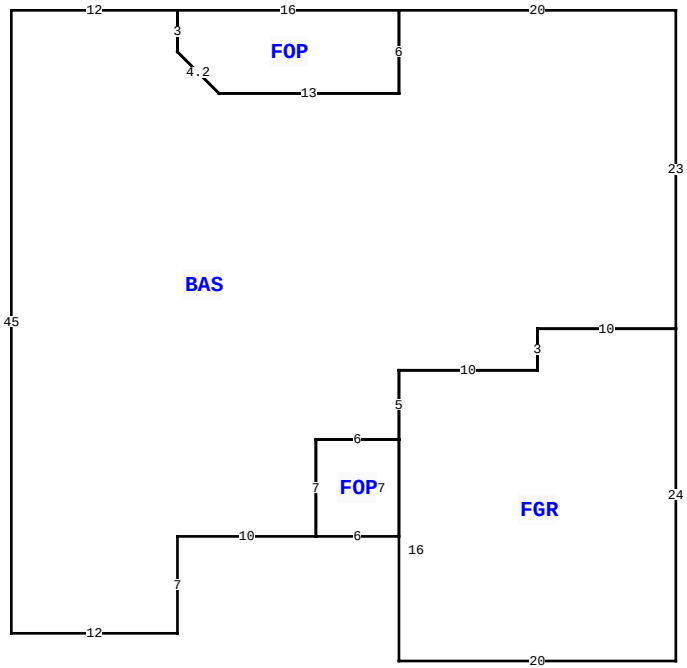
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LAM/VNLPLK 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	13416.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,505	100		1,505	199,034
FGR	450	55		248	32,798
FOP	42	30		13	1,719
FOP	92	30		28	3,703
TOTALS	2,089			1,794	237,254

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	CV	NORM	% COND
0100	01	1,794	125.6200	140.69	252,398	2020	2020	0	0	1	5.00	94.00

1 SINGLE FAM 100% - 2021 Heated Area: 1505 HX Base Yr 2021



172 SW BEACON WAY, 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		237,254
TOTAL MARKET OB/XF VALUE		1,661
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		273,915
SOH/AGL Deduction		62,667
ASSESSED VALUE		211,248
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		159,837
TOTAL JUST VALUE		273,915
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		276,439

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055222	Storage Building	11,000	03/12/2026
39114	SFR	0	01/06/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1424/1577	11/20/2020	WD	Q	I	01	215,000

GRANTOR: AMELIA LANDING INC

GRANTEE: SIDNEY & KIMBERLY A

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 FOP= W16 S3 D3 R3 E13 N6$ S6 W13 L3 U3 N3 W12 S45 E12 N7 E10 FOP= E6 N7 W6 S7$ N7 E6 FGR= S16 E20 N24 W10 S3 W10 S5$ N5 E10 N3 E10 N23$.

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	738.00	UT	2.25	2.25	100	2020	2020	3	100	1,661	

LAND DESCRIPTION

TOTAL OB/XF 1,661

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 01/06/2025 BY KS Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 06/09/2026 BY SYS