LOT 4 AMELIA LANDING PHASE 1.

WD 1407-1882,

CADMUS DON/CADMUS LESLIE
192 SW BEACON WAY
LAKE CITY, FL 32025

2027

13-4S-16-02951-104

BUILDING CHARACTERISTICS

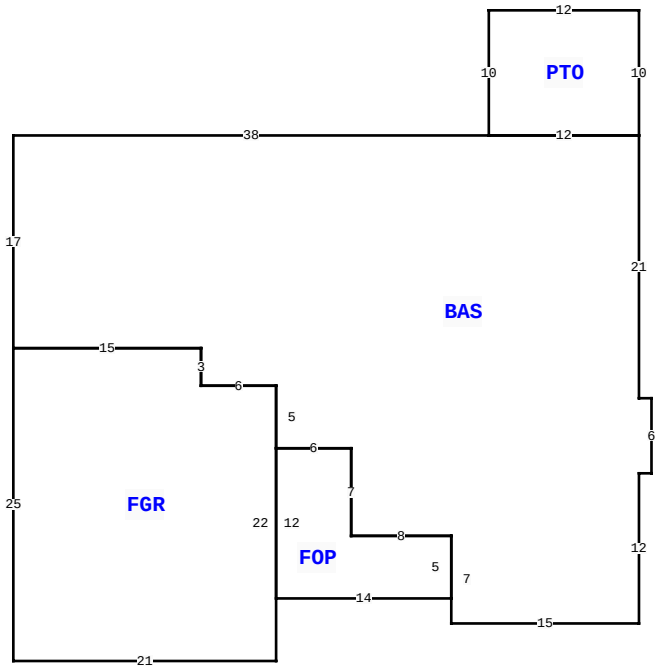
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	06
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	1,372	100		1,372	170,792
FGR	507	55		279	34,731
FOP	112	30		34	4,233
PTO	120	5		6	747
TOTALS	2,111			1,691	210,503

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	CV	NORM	% COND
0100	01	1,691	120.3930	132.43	223,939	2020	2020	0	0	1	5.00	94.00

1 SINGLE FAM 100% - 2021 Heated Area: 1372 HX Base Yr 2021



192 SW BEACON WAY, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	210,503
TOTAL MARKET OB/XF VALUE	11,257
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	256,760
SOH/AGL Deduction	73,175
ASSESSED VALUE	183,585
TOTAL EXEMPTION VALUE	HX HB VX 56,411
BASE TAXABLE VALUE	127,174
TOTAL JUST VALUE	256,760
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	260,590

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044178	Storage Building	12,000	04/14/2022
38481	SFR	733	08/16/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1407/1882	3/06/2020	WD	Q	I	01	206,100

GRANTOR: AMELIA LANDINGS INC

GRANTEE: DON & LESLIE CADMUS

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 S17 FGR= S25 E21 N22 W6 N3 W15$ E15 S3 E6 S5 FOP= S12 E14 N5 W8 N7 W6 $ E6 S7 E8 S7 E15 N12 E1 N6 W1 N21 PTO= N10 W12 S10 E12$ W12$.

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	781.00	UT	2.25	2.25	100	2020	2020	3	100	1,757	
2	0030	BARN,MT	0	100	0	0	1.00	UT	9,500.00	9,500.00	100	2023	2022		100	9,500	

LAND DESCRIPTION

TOTAL OB/XF 11,257

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: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS