LOT 6 AMELIA LANDING PHASE 1.

WD 1266-2491, WD 1427-909, WD 15

GRAY CODY A
244 SW BEACON WAY
LAKE CITY, FL 32025

2027

13-4S-16-02951-106

BUILDING CHARACTERISTICS

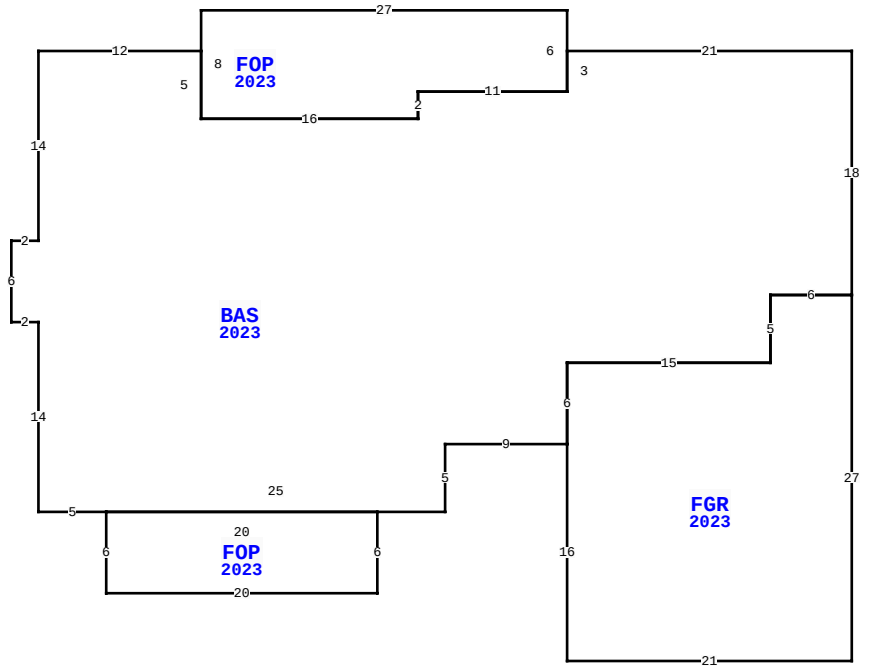
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100
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	1,633	100	2023	1,633	227,131
FGR	492	55	2023	271	37,693
FOP	120	30	2023	36	5,007
FOP	194	30	2023	58	8,067
TOTALS	2,439			1,998	277,898

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,998	130.3533	143.39	286,493	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2025 Heated Area: 1633 HX Base Yr 2025



244 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	277,898
TOTAL MARKET OB/XF VALUE	2,240
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	315,138
SOH/AGL Deduction	0
ASSESSED VALUE	315,138
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	263,727
TOTAL JUST VALUE	315,138
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	320,197

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041909	New Residential C	155,610	05/13/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1561/2750	2/27/2026	WD	Q	I	01	385,000
GRANTOR: BARBER SHAYNE						
GRANTEE: GRAY CODY A						
1507/1469	2/05/2024	WD	Q	I	01	372,000
GRANTOR: PFS SOLUTIONS, INC						
GRANTEE: BARBER SHAYNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=59,20] W21 S3 W11 S2 W16 N5 W12 S14 W2 S6 E2 S14 E5 E25 N5 E9 N6 E15 N5 E6 N18 $
FGR=[YR=2023;ORIG=59,38] W6 S5 W15 S6 S16 E21 N27 $
FOP=[YR=2023;ORIG=38,17] W27 S8 E16 N2 E11 N6 $
FOP=[YR=2023;ORIG=4,54] E20 S6 W20 N6 $
.

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	480.00	UT	3.00	3.00	100	2023	2022		100	1,440	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2026	2025		100	800	

LAND DESCRIPTION

TOTAL OB/XF 2,240

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 06/02/2026 BY TP Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS