LOT 9 AMELIA LANDING PHASE 1.
WD 1346-2719, WD 1380-2474,

MACRICOSTAS GEORGE 2013 TRUST
119 SW BEACON WAY
LAKE CITY, FL 32025

2027

13-4S-16-02951-109

BUILDING CHARACTERISTICS

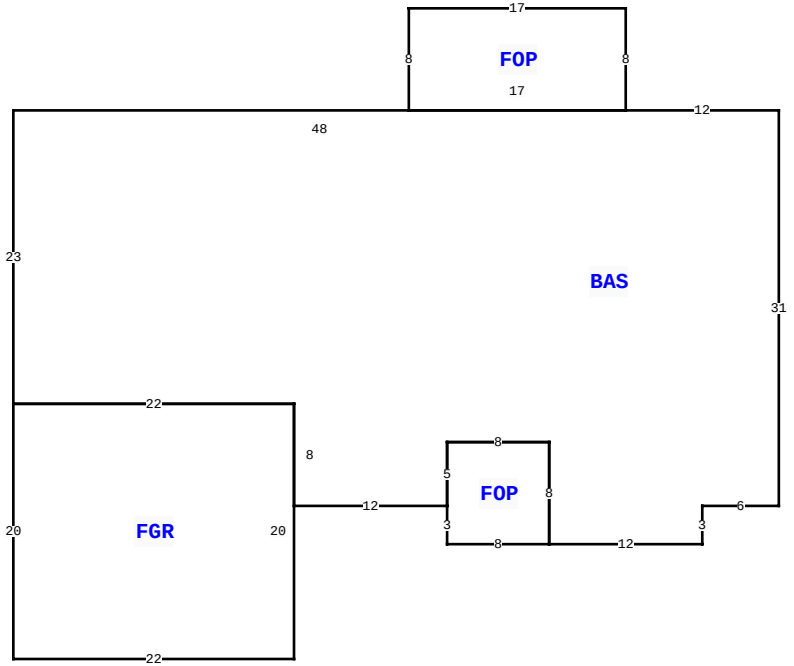
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 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	1,680	100		1,680	218,471
FGR	440	55		242	31,470
FOP	64	30		19	2,471
FOP	136	30		41	5,331
TOTALS	2,320			1,982	257,744

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,982	128.5020	141.35	280,156	2017	2017	0	0	0	8.00	92.00

1 SINGLE FAM 0% - 0 Heated Area: 1680 HX Base Yr



119 SW BEACON WAY, LAKE CITY

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

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	0	0	0	934.00	UT	2.00	2.00	100	2017	2017	3	100	1,868	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	257,744
TOTAL MARKET OB/XF VALUE	1,868
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	294,612
SOH/AGL Deduction	0
ASSESSED VALUE	294,612
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	294,612
TOTAL JUST VALUE	294,612
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	299,297

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35183	SFR	828	04/13/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1380/2474	3/21/2019	WD	Q	I	01	208,000
GRANTOR: GEORGE E & PATTI M CL						
GRANTEE: GEORGE MACRICOSTAS						
1346/2719	10/30/2017	WD	Q	I	01	195,000
GRANTOR: AMELIA LANDING, INC						
GRANTEE: GEORGE E & PATTI M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FOP= N8 W17 S8 E17$ W48 S23 FGR= S20 E22 N20 W22$
E22 S8 E12 FOP= S3 E8 N8 W8 S5$ N5 E8 S8 E12 N3 E6 N31$.

LAND DESCRIPTION

TOTAL OB/XF 1,868

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	0		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: 0.61 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS