LOT 10 AMELIA LANDING PHASE 1.
WD 1557-363

ORTIZ JOHNNY/ORTIZ SHARON L
141 SW BEACON WAY
LAKE CITY, FL 32025

2027

13-4S-16-02951-110

BUILDING CHARACTERISTICS

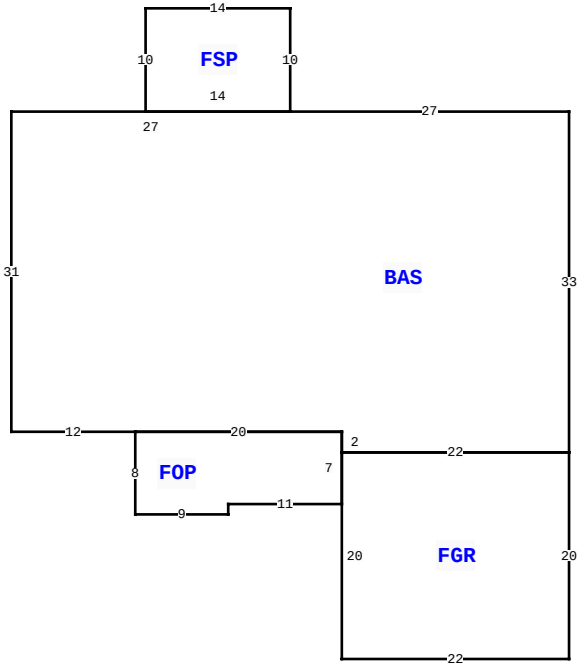
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,718	100		1,718	212,728
FGR	440	55		242	29,965
FOP	149	30		45	5,572
FSP	140	40		56	6,934
TOTALS	2,447			2,061	255,199

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,061	122.3530	134.59	277,390	2017	2017	0	0	0	8.00	92.00

1 SINGLE FAM 100% - 2026 Heated Area: 1718 HX Base Yr 2026



141 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	100	0	0	1,014.00	UT	2.00	2.00	100	2017	2017	3	100	2,028	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	3,300	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2026	2025		100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	255,199
TOTAL MARKET OB/XF VALUE	6,528
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	296,727
SOH/AGL Deduction	0
ASSESSED VALUE	296,727
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	245,316
TOTAL JUST VALUE	296,727
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	301,372

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056704	Remodel	10,865	10/01/2026
35284	SFR	855	05/09/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1557/363	12/22/2025	WD	Q	I	01	364,400
GRANTOR: MCINTIRE BRANDON D						
GRANTEE: ORTIZ JOHNNY						
1365/2229	7/31/2018	WD	Q	I	01	195,000
GRANTOR: AMELIA LANDING INC						
GRANTEE: BRANDON D & IRACEMA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W27 W27 S31 E12 E20 S2 E22 N33 $
FGR=[ORIG=-22,33] S20 E22 N20 W22 $
FOP=[ORIG=-42,31] S8 E9 N1 E11 N7 W20 $
FSP=[ORIG=-27,0] N10 W14 S10 E14 $
.

LAND DESCRIPTION

TOTAL OB/XF 6,528

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 01/15/2026 BY TP Total Acres: 0.48 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS