

LOT 17 AMELIA LANDING PHASE 1.  
WD 1445-171, WD 1480-904, WD 152

GRAHAM MURVYN  
6698 SW TUSTENUGGEE AVE  
LAKE CITY, FL 32024

**2026**

13-4S-16-02951-117  


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																						VALUATION BY STANDARD Tax Group: 2 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 35,000 TOTAL MARKET VALUE 35,000 SOH/AGL Deduction 0 ASSESSED VALUE 35,000 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 35,000 TOTAL JUST VALUE 35,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 35,000									
DOR CODE		0000 VACANT																		PERMIT NUM	DESCRIPTION			AMT	ISSUED						
MAP NUM																				000053213	New Residential C			456,180	02/12/2026						
NEIGHBORHOOD/LOC		13416.040 1.00/																		SALES DATA											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE													OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE							
																		1523/193	8/30/2024	WD Q	V	01	55,000								
TOTALS																				GRANTOR: LAKE CITY GATEWAY, LL											
EXTRA FEATURES		345 SW BEACON WAY, LAKE CITY																		GRANTEE: GRAHAM MURVYN											
L N	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	GRANTOR: WOODBOROUGH NORTH LLC														
																	GRANTEE: LAKE CITY GATEWAY,														
																	BUILDING NOTES														
																	BUILDING DIMENSIONS														
																	TOTAL OB/XF 0														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	0000	C	VAC RES	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 04/14/2026 BY MLU Total Acres: 0.55 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 06/08/2026 BY SYS																															