LOT 17 AMELIA LANDING PHASE 1.

WD 1445-171, WD 1480-904, WD 152

GRAHAM MURVYN
6698 SW TUSTENUGGEE AVE
LAKE CITY, FL 32024

2027

13-4S-16-02951-117

BUILDING CHARACTERISTICS

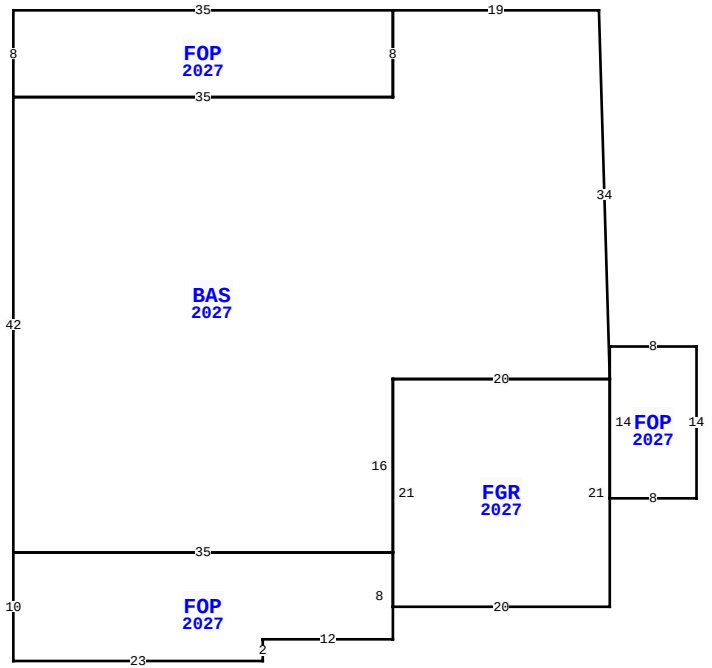
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	2,133	100	2027	2,133	264,428
FGR	420	55	2027	231	28,637
FOP	112	30	2027	34	4,215
FOP	280	30	2027	84	10,413
FOP	326	30	2027	98	12,149
TOTALS	3,271			2,580	319,843

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,580	112.7000	123.97	319,843	2026	2026	0	0	0	-1.00	100.00

1 SINGLE FAM 0% - 2027 Heated Area: 2133 HX Base Yr



345 SW BEACON WAY, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	319,843
TOTAL MARKET OB/XF VALUE	2,660
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	357,503
SOH/AGL Deduction	0
ASSESSED VALUE	357,503
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	357,503
TOTAL JUST VALUE	357,503
NCON VALUE	322,503
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	35,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053213	New Residential C	456,180	02/12/2026

SALES DATA

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
GRANTOR: LAKE CITY GATEWAY, LL						
GRANTEE: GRAHAM MURVYN						
1480/904	12/01/2022	WD	U	V	11	100
GRANTOR: WOODBOROUGH NORTH LLC						
GRANTEE: LAKE CITY GATEWAY,						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=79,10] W19 S8 W35 S42 E35 N16 E20 U34L1 $
FGR=[YR=2027;ORIG=60,44] E20 S21 W20 N21 $
FOP=[YR=2027;ORIG=25,10] E35 S8 W35 N8 $
FOP=[YR=2027;ORIG=80,41] D0R8 D14R0 U0L8 U14L0 $
FOP=[YR=2027;ORIG=60,60] W35 S10 E23 N2 E12 N8 $
.

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	760.00	UT	3.50	3.50	100	2027	2026		100	2,660	

TOTAL OB/XF 2,660

LAND DESCRIPTION

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 06/09/2026 BY HC Total Acres: 0.55 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS