LOT 14 COUNTRY SIDE ESTATES.
QC 1544-926,

FCS TRUST DATED JANUARY 8, 32055
180 NW AMENITY CT
LAKE CITY, FL 32055

2027

15-4S-17-08359-114

BUILDING CHARACTERISTICS

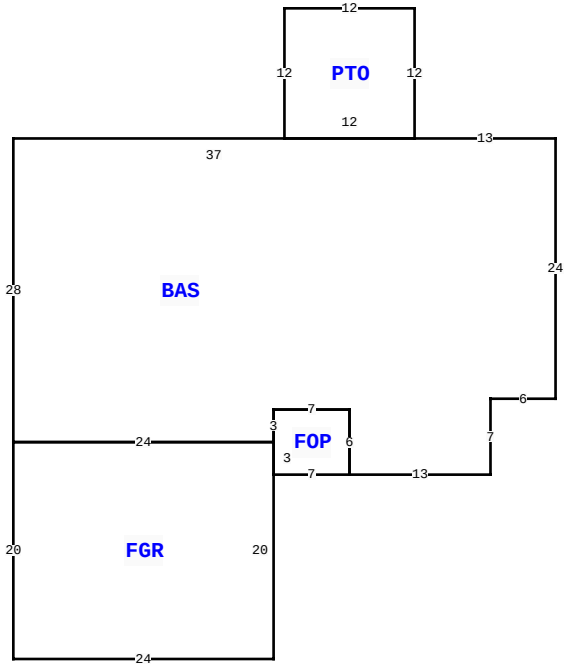
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	15417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,394	100		1,394	138,274
FGR	480	55		264	26,186
FOP	42	30		13	1,290
PTO	144	5		7	694
TOTALS	2,060			1,678	166,445

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,678	111.3280	122.46	205,488	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 0% - 2026 Heated Area: 1394 HX Base Yr



152 SE VICTORIA GLN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	166,445
TOTAL MARKET OB/XF VALUE	2,043
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	190,988
SOH/AGL Deduction	0
ASSESSED VALUE	190,988
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	190,988
TOTAL JUST VALUE	190,988
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	194,019

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24034	SFR	469	01/11/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1544/926	6/27/2025	QC	U	I	11	100

GRANTOR: CORNERSTON DEVELOPMEN

GRANTEE: FCS TRUST DATED JAN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 PTO= N12 W12 S12 E12$ W37 S28 FGR= S20 E24 N20 W24$E24 FOP= S3 E7 N6 W7 S3$ N3 E7 S6 E13 N7 E6 N24$.

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	817.00	UT	2.50	2.50	100	2006	2006	3	100	2,043	

LAND DESCRIPTION

TOTAL OB/XF 2,043

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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 02/20/2017 BY BC Total Acres: 0.50 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/16/2026 BY SYS