

2 AC LOCATED IN E1/2 OF S1/2 OF
 MORE PART DESC AS: COMM AT NW CO
 THENCE S ALONG W LINE 30 FT TO S

1 E AMOR TRUST LLC
 800 5TH AVE S, SUITE 200
 NAPLES, FL 34102

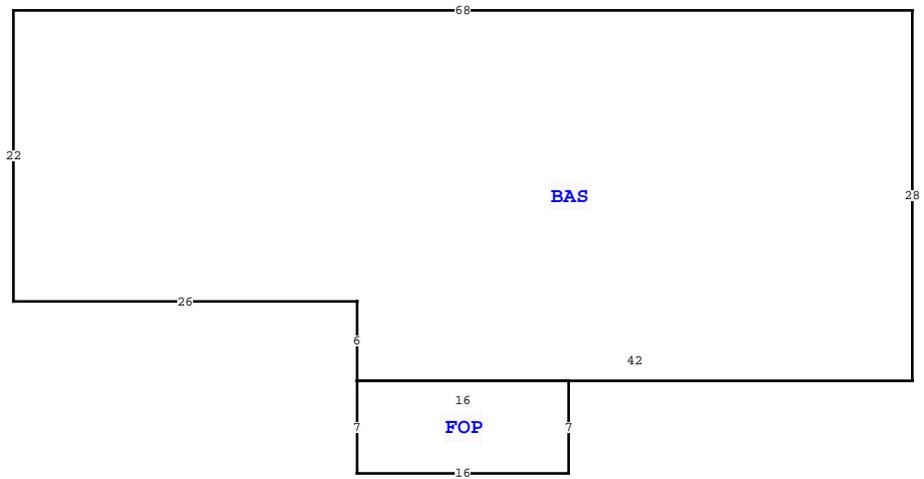
2026

19-6S-17-09698-027



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
06	BD/BATTEN 100				
03	GABLE/HIP 100				
12	MODULAR MT 100				
05	DRYWALL 100				
14	CARPET 90				
06	VINYL ASB 10				
02	WINDOW 100				
02	CONVECTION 100				
	3 100				
	2 100				
01	NONE 100				
1.	1. 100				
05	CONV 100				
	0 100				
01	01 100				
01	01 100				
03	03				
0100	SINGLE FAMILY				
			02		
		19617.00	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,748	100		1,748	78,489
FOP	112	30		34	1,527
TOTALS	1,860			1,782	80,015

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,782	71.6184	81.64	145,482	1982	1982	0	0	10	35.00	55.00
1 SINGLE FAM 0% - 2026 Heated Area: 1748 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			80,015
TOTAL MARKET OB/XF VALUE			100
TOTAL LAND VALUE - MARKET			32,000
TOTAL MARKET VALUE			112,115
SOH/AGL Deduction			0
ASSESSED VALUE			112,115
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			112,115
TOTAL JUST VALUE			112,115
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			149,513

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1541/1870	3/13/2025	WD Q	Q	I	01	120,000
GRANTOR: BEARDSLEY LILAH RUTH						
GRANTEE: 1 E AMOR TRUST LLC						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/06/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W68 S22 E26 S6 FOP= S7 E16 N7 W16\$ E42 N28 \$.	

EXTRA FEATURES														
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
1	0261	PRCH, UOP	0	0	0	0		0.00	100	2013	2013	3 100	100	

LAND DESCRIPTION													TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	32,000							