

COMM SW COR OF SE1/4 OF NW1/4, R
E 738.76 FT FOR POB, CONT E 184.
FT, W 184.5 FT, S 236.07 FT TO P

GRADY SHAWN/GRADY BETH E
182 SW AMISTAD GLN
LAKE CITY, FL 32025

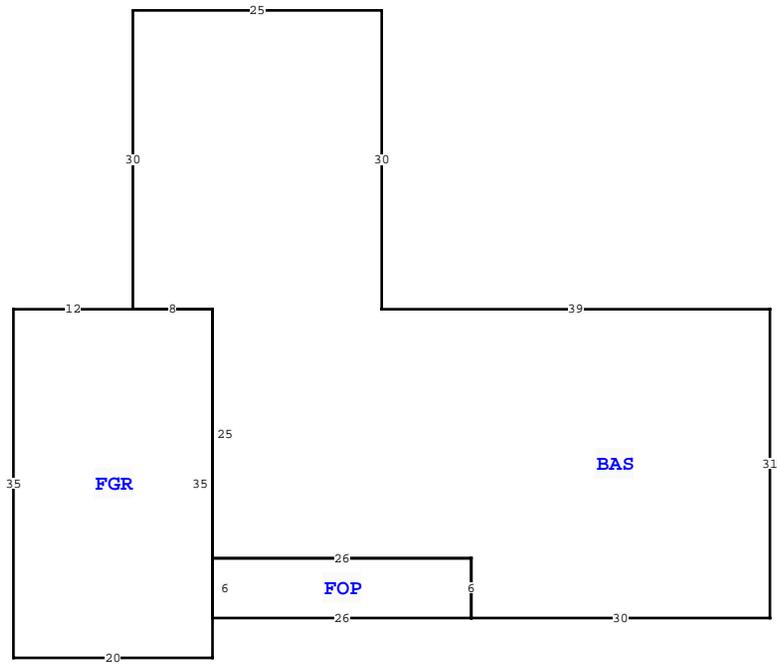
2026

20-4S-17-08606-013



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	15	HARDTILE	60
Interior Floor	06	VINYL ASB	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	01	01	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	20417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,330	100	
FGR	700	55	
FOP	156	30	
TOTALS	3,186		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100% - 2025			278,907	1983	1983	0	0	35.00	65.00
Heated Area: 2330 HX Base Yr 2025											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			181,290
TOTAL MARKET OB/XF VALUE			2,059
TOTAL LAND VALUE - MARKET			14,000
TOTAL MARKET VALUE			197,349
SOH/AGL Deduction			107,685
ASSESSED VALUE			89,664
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			38,253
TOTAL JUST VALUE			197,349
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			197,349

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055268	Roof Replacement	20,000	03/18/2026
000054495	Remodel	5,995	11/17/2025
000049311	Electrical Servic	0	02/28/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1508/679	2/12/2024	WD	Q	I	01	210,000
GRANTOR: WATKINS BRANDON L						
GRANTEE: GRADY SHAWN						
1259/1184	8/01/2013	WD	Q	I	01	100,000
GRANTOR: JOYCE Y SMITH & CHRIS						
GRANTEE: BRANDON L WATKINS						

EXTRA FEATURES		182 SW AMISTAD GLN, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0190	FPLC PF	0 100
2	0294	SHED WOOD/	0 100
3	0166	CONC,PAVMT	0 100

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/07/2025		MLU

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	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0294	SHED WOOD/	0 100	22	22	484.00	UT	2.31	2.31	50	0	0	3	50	559	
3	0166	CONC,PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

BUILDING NOTES	
BUILDING DIMENSIONS	

BAS= W39 N30 W25 S30 FGR= W12 S35 E20 N35 W8 E8 S25 FOP= S6 E26 N6 W26 E26 S6 E30 N31 S.

LAND DESCRIPTION		TOTAL OB/XF															2,059							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,000							