COMM SW COR OF SE1/4 OF NW1/4, R
E 369.55 FT FOR POB, CONT E 184.
235.97 FT W 184.64 FT S 235.87 F

JEAN THELMA R
244 SW AMISTAD GLN
LAKE CITY, FL 32025

2026

20-4S-17-08606-017

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	20417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

244 SW AMISTAD GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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	0
TOTAL MARKET OB/XF VALUE	500
TOTAL LAND VALUE - MARKET	16,200
TOTAL MARKET VALUE	16,700
SOH/AGL Deduction	2,290
ASSESSED VALUE	14,410
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	14,410
TOTAL JUST VALUE	16,700
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	13,100

SALE:2:1: SALE INCLUDED PARCEL 12634-002

SALE:1:1: FROM BANK BACK TO ORIGINAL OWNER

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0824/1197	6/28/1996	WD	U	I	11	34,300
GRANTOR: CNB NATIONAL BANK						
GRANTEE: THELMA R JEAN						
0807/0161	6/06/1995	CT	U	I	11	5,000
GRANTOR: NAPOLEAN & THELMA G J						
GRANTEE: CNB NATIONAL BANK						

BUILDING NOTES

BUILDING DIMENSIONS

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	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 500

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	0700	C	MISC RES	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	0.90	18,000.00	16,200.00	16,200							

REVIEW DATE 02/14/2019 BY DF Total Acres: 1.00 Total Land Value: 16,200 Market: 0 Agricultural: 0 Common: 16,200 PRINTED 06/10/2026 BY SYS