LOT 21 COBBLESTONE UNIT 1.
WD 1039-1229, CT 1186-1391, WD 1

FLANDERS MICHAEL/FLANDERS MAUREEN
171 NW AMBLESIDE DR
LAKE CITY, FL 32055

2026

24-3S-16-02275-121

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

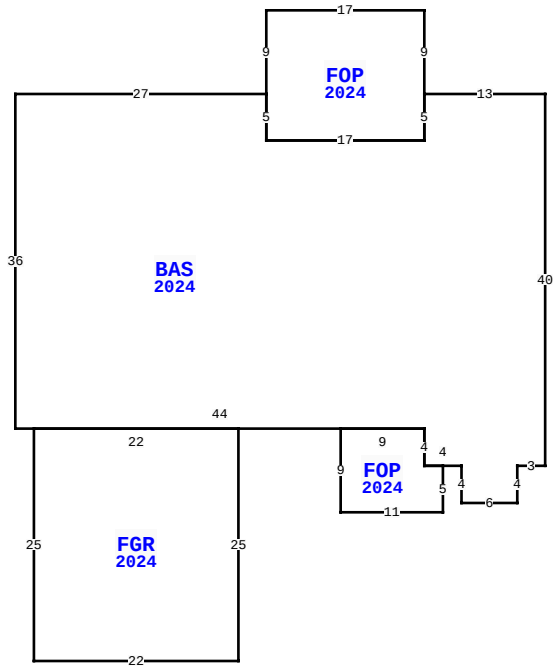
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	24316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,043	100	2024	2,043	278,378
FGR	550	55	2024	302	41,150
FOP	91	30	2024	27	3,679
FOP	238	30	2024	71	9,675
TOTALS	2,922			2,443	332,882

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,443	121.9680	139.04	339,675	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2024 Heated Area: 2043 HX Base Yr 2024



171 NW AMBLESIDE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		332,882
TOTAL MARKET OB/XF VALUE		23,100
TOTAL LAND VALUE - MARKET		48,000
TOTAL MARKET VALUE		403,982
SOH/AGL Deduction		144,628
ASSESSED VALUE		259,354
TOTAL EXEMPTION VALUE	HX HB 13	259,354
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		403,982
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		393,477

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045149	New Residential C	380,000	09/19/2022
000045169	Storage Building	20,000	08/15/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1553/1028	10/23/2025	LE	U	I	14	100
GRANTOR: FLANDERS MICHAEL (ENH						
GRANTEE: FLANDERS FAMILY TRU						
1381/1241	3/29/2019	WD	Q	V	01	46,000
GRANTOR: IC CONSTRUCTION LLC						
GRANTEE: MICHAEL & MAUREEN F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=80,20] W13 S5 W17 N5 W27 S36 E44 S4 E4 S4 E6 N4 E3 N40 $
FGR=[YR=2024;ORIG=25,56] E22 S25 W22 N25 $
FOP=[YR=2024;ORIG=67,56] W9 S9 E11 N5 W2 N4 $
FOP=[YR=2024;ORIG=67,11] W17 S9 S5 E17 N5 N9 $
.

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	0030	BARN,MT	0	100	24	30	1.00	UT	14,400.00	14,400.00	100	2023	2022		100	14,400	
2	0030	BARN,MT	0	100	0	0	1.00	UT	6,300.00	6,300.00	100	2023	2022		100	6,300	
3	0166	CONC,PAVMT	0	100	0	0	800.00	UT	3.00	3.00	100	2024	2023		100	2,400	

LAND DESCRIPTION

TOTAL OB/XF 23,100

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	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	48,000.00	48,000.00	48,000							

REVIEW DATE 12/02/2024 BY SYS Total Acres: 2.12 Total Land Value: 48,000 Market: 0 Agricultural: 0 Common: 48,000 PRINTED 05/12/2026 BY SYS