LOT 26 COBBLESTONE UNIT 2.

WD 1046-391, WD 1459-312, LE 150

LAVENDER BOBBY/MURRAY WENDI
412 NW AMBLESIDE DR
LAKE CITY, FL 32055

2027

24-3S-16-02275-126

BUILDING CHARACTERISTICS

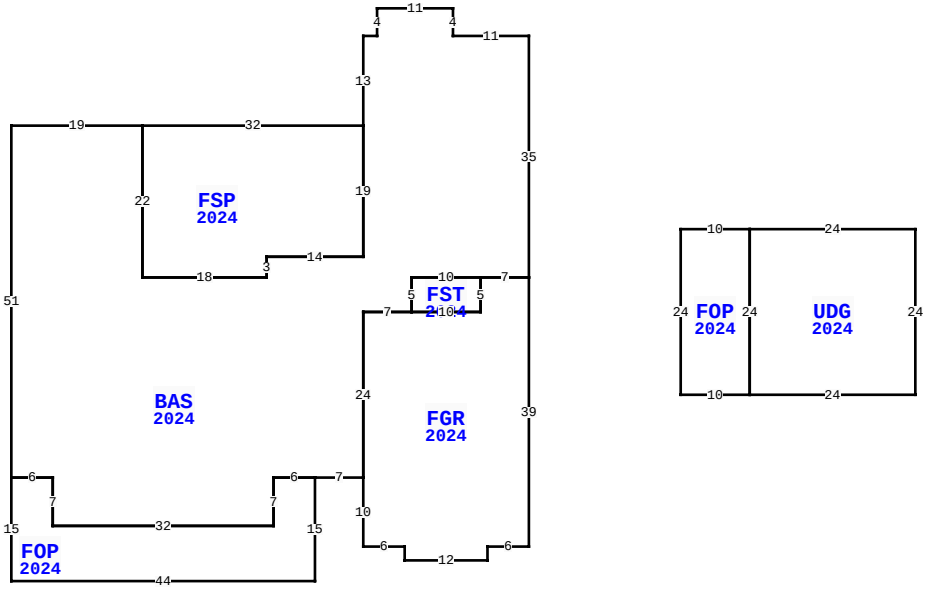
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	05	05
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	3,082	100	2024	3,082	351,268
FGR	875	55	2024	481	54,821
FOP	240	30	2024	72	8,207
FOP	436	30	2024	131	14,930
FSP	662	40	2024	265	30,204
FST	50	55	2024	28	3,191
UDG	576	55	2024	317	36,130
TOTALS	5,921			4,376	498,750

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,376	105.7300	116.30	508,929	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2024 Heated Area: 3082 HX Base Yr 2024



412 NW AMBLESIDE DR, LAKE CITY

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

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2024	2023		100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,080.00	UT	3.00	3.00	100	2024	2023		100	3,240	
3	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		85	5,100	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	4,250.00	4,250.00	100	2024	2023		100	4,250	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		498,750
TOTAL MARKET OB/XF VALUE		13,790
TOTAL LAND VALUE - MARKET		48,000
TOTAL MARKET VALUE		560,540
SOH/AGL Deduction		160,395
ASSESSED VALUE		400,145
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		348,734
TOTAL JUST VALUE		560,540
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		569,632

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047234	Storage Building	14,000	05/15/2023
000045359	New Residential C	200,000	09/01/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1505/1998	12/20/2023	LE	U	I	14	100
GRANTOR: LAVENDER BOBBY (ENH L						
GRANTEE: BOBBY AND WENDI LAV						
1459/312	2/03/2022	WD	Q	V	01	57,000
GRANTOR: NAHPILL PROPERTIES LL						
GRANTEE: LAVENDER BOBBY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=53,15] S51 E6 S7 E32 N7 E6 E7 N24 E7 N5 E10 E7 N35 W11 N4 W11 S4 W2 S13 S19 W14 S3 W18 N22 W19 $
FGR=[YR=2024;ORIG=104,42] S24 S10 E6 S2 E12 N2 E6 N39 W7 S5 W10 W7 $
FSP=[YR=2024;ORIG=72,15] S22 E18 N3 E14 N19 W32 $
FOP=[YR=2024;ORIG=53,66] S15 E44 N15 W6 S7 W32 N7 W6 $
FST=[YR=2024;ORIG=111,37] S5 E10 N5 W10 $
FOP=[YR=2024;ORIG=150,30] S24 E10 N24 W10 $
UDG=[YR=2024;ORIG=160,30] S24 E24 N24 W24 $
.

LAND DESCRIPTION

TOTAL OB/XF 13,790

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 10/19/2023 BY HC Total Acres: 2.01 Total Land Value: 48,000 Market: 0 Agricultural: 0 Common: 48,000 PRINTED 11/17/2026 BY SYS