LOT 31 COBBLESTONE UNIT 2.

WD 1047-2191, CT 1185-2157, WD 1

HUYNH NAM CHI
131 NW AMBER CT
LAKE CITY, FL 32055

**2027**

**24-3S-16-02275-131**

## BUILDING CHARACTERISTICS

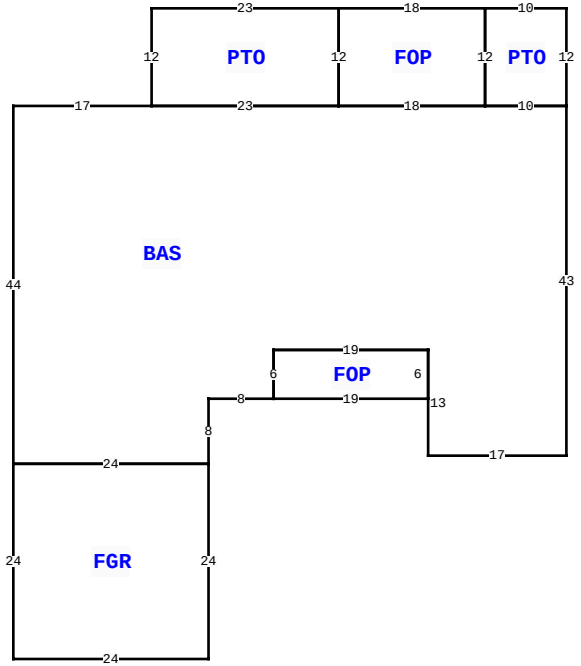
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 80 |
| Interior Floo | 15 | HARDTILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| 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 | 2,645 | 100 | | 2,645 | 340,690 |
| FGR | 576 | 55 | | 317 | 40,832 |
| FOP | 114 | 30 | | 34 | 4,379 |
| FOP | 216 | 30 | | 65 | 8,373 |
| PTO | 120 | 5 | | 6 | 773 |
| PTO | 276 | 5 | | 14 | 1,803 |
| TOTALS | 3,947 | | | 3,081 | 396,848 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,081 | 125.9060 | 138.50 | 426,718 | 2018 | 2018 | 0 | 0 | 0 | 7.00 | 93.00 |

1 SINGLE FAM 100% - 2019 Heated Area: 2645 HX Base Yr 2019




131 NW AMBER CT, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 05/08/2026 MLU |
| XF DATE | | LAND DATE | |
| 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 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 3,662.00 | UT | 2.00 | 2.00 | 100 | 2018 | 2018 | 3 | 100 | 7,324 | |
| 2 | 0031 | BARN,MT AE | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 7,900 | |
| 3 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 800.00 | UT | 15.50 | 15.50 | 75 | 2019 | 2019 | 3 | 75 | 9,300 | |
| 4 | 0262 | PRCH,FOP | 0 | 100 | 0 | 0 | 1.00 | UT | 2,100.00 | 2,100.00 | 100 | 2023 | 2022 | | 100 | 2,100 | |
| 5 | 0262 | PRCH,FOP | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2023 | 2022 | | 100 | 1,200 | |
| 6 | 0040 | BARN,POLE | 0 | 100 | 40 | 60 | 1.00 | UT | 16,800.00 | 16,800.00 | 100 | 2023 | 2022 | | 100 | 16,800 | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 396,848 |
| TOTAL MARKET OB/XF VALUE | | 44,624 |
| TOTAL LAND VALUE - MARKET | | 48,000 |
| TOTAL MARKET VALUE | | 489,472 |
| SOH/AGL Deduction | | 117,581 |
| ASSESSED VALUE | | 371,891 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 320,480 |
| TOTAL JUST VALUE | | 489,472 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 496,664 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 38460 | STORAGE | 149 | 08/12/2019 |
| 36420 | SFR | 1,241 | 03/12/2018 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1310/0074 | 2/19/2016 | WD | Q | V | 01 | 15,000 |
| GRANTOR: ANDREW J DECKER IV | | | | | | |
| GRANTEE: NAM CHI HUYNH | | | | | | |
| 1231/2599 | 3/21/2012 | WD | U | V | 30 | 15,485 |
| GRANTOR: RICKIE L PRIEST | | | | | | |
| GRANTEE: ANDREW J DECKER IV | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W17 S44 FGR= S24 E24 N24 W24$ E24 N8 E8 FOP= E19 N6 W19 S6$ N6 E19 S13 E17 N43 PTO= N12 W10 S12 E10$ W10 FOP= N12 W18 S12 E18$ W18 PTO= N12 W23 S12 E23$ W23$.

## LAND DESCRIPTION

TOTAL OB/XF 44,624

| 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 05/19/2023 BY KS Total Acres: 2.00 Total Land Value: 48,000 Market: 0 Agricultural: 0 Common: 48,000 PRINTED 11/17/2026 BY SYS