LOT 38 COBBLESTONE UNIT 2.

WD 1044-1222, WD 1432-2715

SIGRIST BRYAN S/SIGRIST EMILY S
339 NW AMBLESIDE DR
LAKE CITY, FL 32055

**2027**

**24-3S-16-02275-138**

## BUILDING CHARACTERISTICS

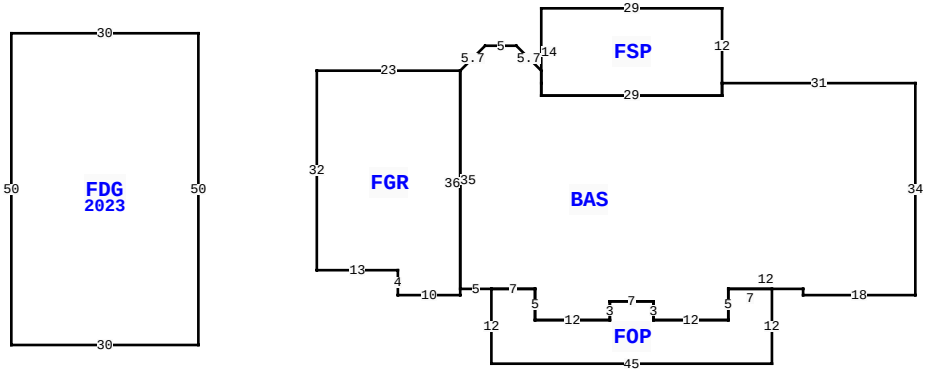
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | MSNRY STUC 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 50 |
| Interior Floo | 15 | HARDTILE 50 |
| Air Condition | 03 | CENTRAL 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 |
| 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 | 2,565 | 100 | | 2,565 | 280,441 |
| FDG | 1,500 | 60 | 2023 | 900 | 98,400 |
| FGR | 776 | 55 | | 427 | 46,685 |
| FOP | 406 | 30 | | 122 | 13,339 |
| FSP | 406 | 40 | | 162 | 17,712 |
| TOTALS | 5,653 | | | 4,176 | 456,578 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 4,176 | 122.7050 | 134.98 | 563,676 | 2006 | 2006 | 0 | 0 | 0 | 19.00 | 81.00 |

1 SINGLE FAM 100% - 2025 Heated Area: 2565 HX Base Yr 2025




339 NW AMBLESIDE DR, 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 | | 456,578 |
| TOTAL MARKET OB/XF VALUE | | 15,378 |
| TOTAL LAND VALUE - MARKET | | 48,000 |
| TOTAL MARKET VALUE | | 519,956 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 519,956 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 468,545 |
| TOTAL JUST VALUE | | 519,956 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 528,243 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000042860 | Solar Power Syste | 85,525 | 09/29/2021 |
| 23346 | SFR | 787 | 06/30/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1432/2715 | 3/19/2021 | WD | Q | I | 01 | 430,000 |
| GRANTOR: OSMOND JAMES C | | | | | | |
| GRANTEE: SIGRIST BRYAN S | | | | | | |
| 1044/1222 | 4/22/2005 | WD | Q | V | | 44,900 |
| GRANTOR: COBBLESTONE OF COLUMB | | | | | | |
| GRANTEE: JAMES C & INGE K OS | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[ORIG=0,0] W31 S2 W29 N2 N2 U4L4 W5 D4L4 S35 E5 E7 S5 E12 N3 E7 S3 E12 N5 E12 S1 E18 N34 $
FDG=[YR=2023;ORIG=-145,-8] E30 S50 W30 N50 $
FGR=[ORIG=-73,-2] W23 S32 E13 S4 E10 N36 $
FSP=[ORIG=-31,0] N12 W29 S14 E29 N2 $
FOP=[ORIG=-68,33] S12 E45 N12 W7 S5 W12 N3 W7 S3 W12 N5 W7 $
.

## 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 | 0180 | FPLC 1STRY | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2006 | 2006 | 3 | 100 | 2,000 | |
| 2 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2006 | 2006 | 3 | 100 | 12,378 | |
| 3 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 1,000.00 | 1,000.00 | 100 | 2023 | 2022 | | 100 | 1,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 15,378

| 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: 2.01 Total Land Value: 48,000 Market: 0 Agricultural: 0 Common: 48,000 PRINTED 11/17/2026 BY SYS