LOT 40 COBBLESTONE UNIT 2.
WD 1046-1216, WD 1061-307, CT 13

MATLACK JEANNE/MATLACK KENNETH
473 NW AMBLESIDE DR
LAKE CITY, FL 32055

2027

24-3S-16-02275-140

BUILDING CHARACTERISTICS

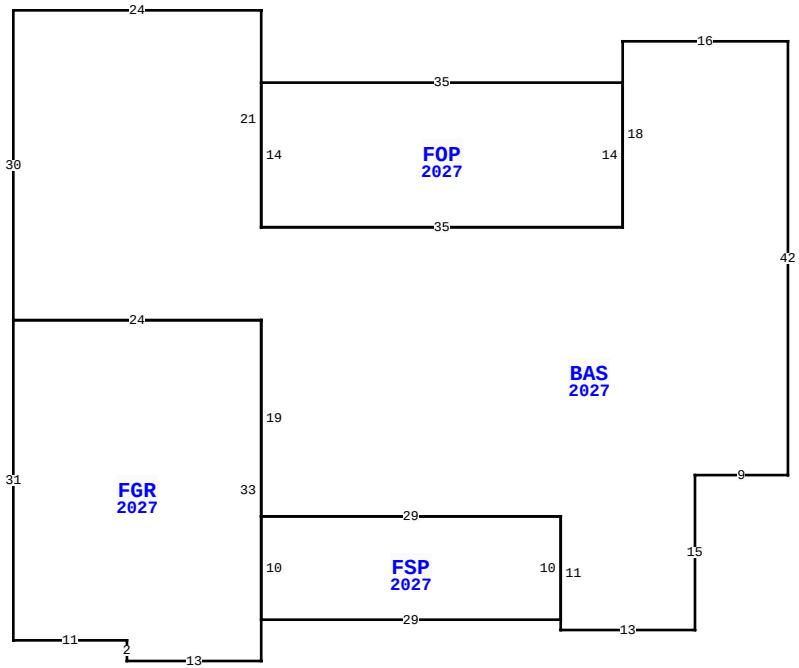
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 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	2,543	100	2027	2,543	293,717
FGR	770	55	2027	424	48,972
FOP	490	30	2027	147	16,979
FSP	290	40	2027	116	13,398
TOTALS	4,093			3,230	373,065

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,230	105.0000	115.50	373,065	2026	2026	0	0	0	-1.00	100.00

1 SINGLE FAM 0% - 2027 Heated Area: 2543 HX Base Yr



473 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	0	0	0	1.00	UT	1,200.00	1,200.00	100	2027	2026		100	1,200	
2	0166	CONC,PAVMT	0	0	0	0	860.00	UT	3.50	3.50	100	2027	2026		100	3,010	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	373,065
TOTAL MARKET OB/XF VALUE	4,210
TOTAL LAND VALUE - MARKET	48,000
TOTAL MARKET VALUE	425,275
SOH/AGL Deduction	0
ASSESSED VALUE	425,275
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	425,275
TOTAL JUST VALUE	425,275
NCON VALUE	377,275
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	48,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053313	New Residential C	400,000	06/04/2025
000052714	Right-of-Way Acce		03/26/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1561/1492	2/05/2026	WD	Q	I	03	575,500
GRANTOR: REVOCABLE METZ FAMILY						
GRANTEE: MATLACK JEANNE						
1486/942	2/01/2023	WD	Q	V	01	70,000
GRANTOR: BAKER BRIAN DALE						
GRANTEE: REVOCABLE METZ FAMI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=0,-19] W16 S18 W35 N21 W24 S30 E24 S19 E29 S11 E13 N15 E9 N42 $
FOP=[YR=2027;ORIG=-51,-15] E35 S14 W35 N14 $
FSP=[YR=2027;ORIG=-51,27] E29 S10 W29 N10 $
FGR=[YR=2027;ORIG=-51,8] W24 S31 E11 S2 E13 N33 $
.

LAND DESCRIPTION

TOTAL OB/XF 4,210

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	0		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 05/08/2026 BY MLU Total Acres: 1.81 Total Land Value: 48,000 Market: 0 Agricultural: 0 Common: 48,000 PRINTED 11/17/2026 BY SYS