LOT 40 COBBLESTONE UNIT 2.

WD 1046-1216, WD 1061-307, CT 13

MATLACK JEANNE/MATLACK KENNETH
8080 SE CROSSRIP ST
HOBE SOUND, FL 33455

2026

24-3S-16-02275-140

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

473 NW AMBLESIDE DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	48,000
TOTAL MARKET VALUE	48,000
SOH/AGL Deduction	4,000
ASSESSED VALUE	44,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	44,000
TOTAL JUST VALUE	48,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	40,000

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

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0000	C	VAC RES	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 06/23/2026 BY SYS