LOT 41 COBBLESTONE UNIT 2.
WD 1045-1497, WD 1314-2752

METZ FRANZ H/METZ MELISSA
493 NW AMBLESIDE DR
LAKE CITY, FL 32055

2027

24-3S-16-02275-141

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	15	HARDTILE 100
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

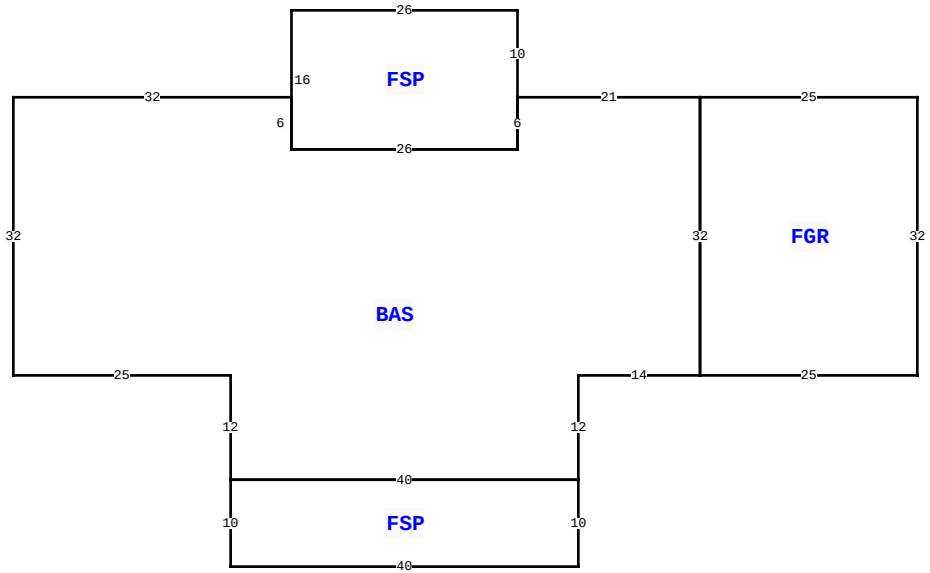
NEIGHBORHOOD/LOC 24316.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,852	100		2,852	379,792
FGR	800	55		440	58,594
FSP	400	40		160	21,306
FSP	416	40		166	22,106
TOTALS	4,468			3,618	481,797

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,618	130.1740	143.19	518,061	2018	2018	0	0	0	7.00	93.00

1 SINGLE FAM 100% - 2019 Heated Area: 2852 HX Base Yr 2019



493 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	2018	2018	3	100	1,200	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2018	2018	3	100	1,200	
3	0260	PAVEMENT-A	0	100	0	0	5,608.00	UT	1.30	1.30	100	2018	2018	3	100	7,290	
4	0031	BARN,MT AE	0	100	30	50	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,500	
5	0251	LEAN TO W/	0	100	14	50	1.00	UT	0.00	0.00	100	2018	2018	3	100	700	
6	0166	CONC,PAVMT	0	100	3	60	180.00	UT	2.25	2.25	100	2018	2018	3	100	405	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		481,797
TOTAL MARKET OB/XF VALUE		12,295
TOTAL LAND VALUE - MARKET		48,000
TOTAL MARKET VALUE		542,092
SOH/AGL Deduction		334,939
ASSESSED VALUE		207,153
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		155,742
TOTAL JUST VALUE		542,092
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		550,840

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36096	GARAGE	259	12/14/2017
36047	SFR	1,525	11/30/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1314/2752	5/10/2016	WD	U	V	11	100
GRANTOR: FRANZ H & MELISSA MET						
GRANTEE: FRANZ H & MELISSA M						
1045/1497	4/28/2005	WD	Q	V		70,000
GRANTOR: COBBLESTONE OF COLUMB						
GRANTEE: FRANZ H & MELISSA M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 FSP= N10 W26 S16 E26 N6$ S6 W26 N6 W32 S32 E25 S12
FSP= S10 E40 N10 W40$ E40 N12 E14 FGR= E25 N32 W25 S32$ N32$.

LAND DESCRIPTION

TOTAL OB/XF 12,295

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 JB Total Acres: 2.10 Total Land Value: 48,000 Market: 0 Agricultural: 0 Common: 48,000 PRINTED 11/17/2026 BY SYS