COMM SW COR OF SEC, E 1386.48 FT
PT N R/W OF NW AMANDA ST & POB,
FT, E 115.04 FT, S 379.88 FT TO

ZARAGOZA ABRAHAM J/SOSA LISANDRA S
10948 CHERRY LAUREL DR
FORT MYERS, FL 33912

2027

27-3S-16-02320-000

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	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 06

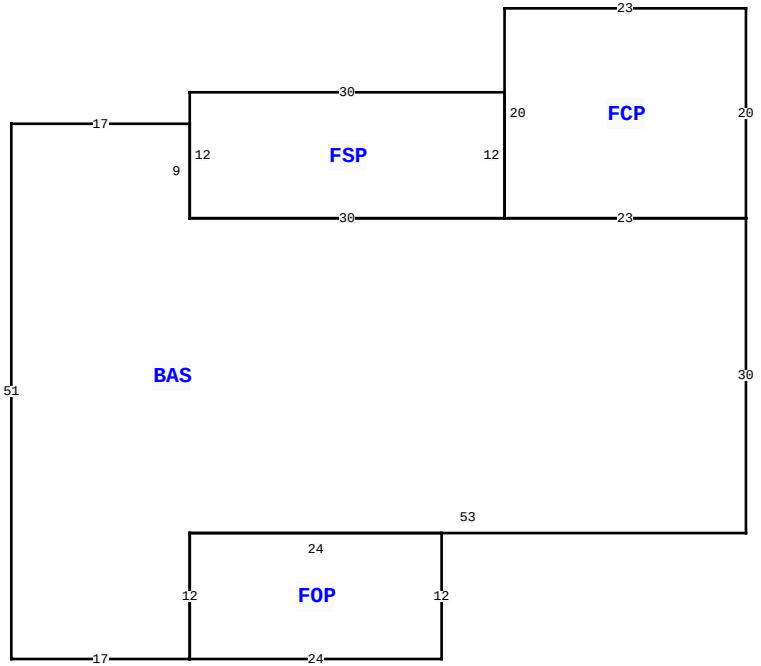
NEIGHBORHOOD/LOC 27316.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,457	100		2,457	243,206
FCP	460	25		115	11,384
FOP	288	30		86	8,513
FSP	360	40		144	14,254
TOTALS	3,565			2,802	277,356

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,802	119.9814	131.98	369,808	1969	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2019 Heated Area: 2457 HX Base Yr 2019



549 NW AMANDA ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	277,356
TOTAL MARKET OB/XF VALUE	10,141
TOTAL LAND VALUE - MARKET	38,300
TOTAL MARKET VALUE	325,797
SOH/AGL Deduction	142,301
ASSESSED VALUE	183,496
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	132,085
TOTAL JUST VALUE	325,797
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	270,330

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041787	Roof Replacement	6,000	04/22/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1570/599	6/05/2026	WD	Q	I	01	465,000
GRANTOR: MACIAS ADAN CAMERINO						
GRANTEE: ZARAGOZA ABRAHAM J						
1361/2538	6/01/2018	WD	Q	I	01	155,000
GRANTOR: MICHAEL S LOGAN JR &						
GRANTEE: ADAN CAMERINO MACIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 S51 E17 FOP= E24 N12 W24 S12$ N12 E53 N30 FCP= N20 W23 S20 E23$ W23 FSP= N12 W30 S12 E30$ W30 N9$.

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	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0021	BARN,FR AE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,500	
3	0130	CLFENCE 5	0	100	0	0	530.00	UT	5.50	5.50	70	1993	1993	3	70	2,041	
4	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	100	2,000	
5	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	300	
6	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	300	
7	0060	CARPORT F	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 10,141

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		00	0.00	0.00	3.83	AC		1.00	1.00	1.00	10,000.00	10,000.00	38,300							

REVIEW DATE 10/05/2026 BY TP Total Acres: 3.83 Total Land Value: 38,300 Market: 0 Agricultural: 0 Common: 38,300 PRINTED 11/17/2026 BY SYS