

LOT 12 OAK HAMLET S/D.
836-145, 880-2241, WD 1303-1715,

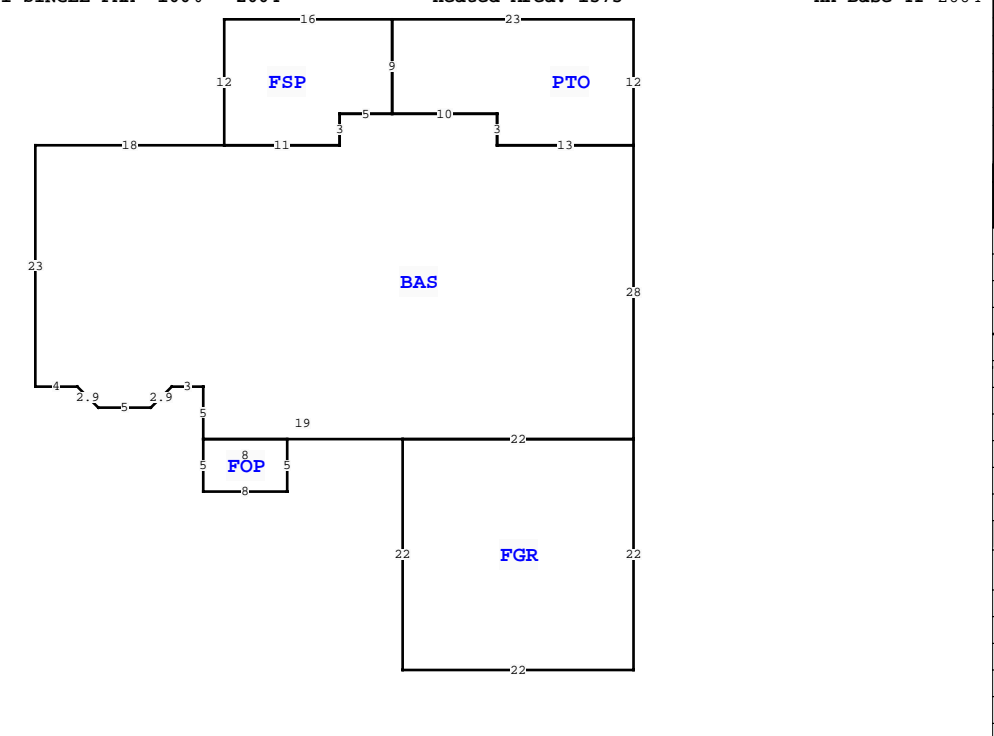
RUSS AMBER
150 NW SILVER GLN
LAKE CITY, FL 32055

2026

28-3S-16-02365-112

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
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
Architectural	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,936	116.6220	130.62	252,880	2003	2003	0	0	22.00	78.00		



Quality		DOR CODE		MAP NUM		NEIGHBORHOOD/LOC	
05	05	0100	SINGLE FAMILY		06	28316.070	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE		
BAS	1,575	100		1,575	160,467		
FGR	484	55		266	27,101		
FOP	40	30		12	1,222		
FSP	177	40		71	7,234		
PTO	246	5		12	1,222		
TOTALS	2,522			1,936	197,246		

EXTRA FEATURES																	
L N	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	976.00	UT	2.00	2.00	100	2003	2003	3	100	1,952	
2	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800	
3	0296	SHED METAL	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2023	2022		100	1,000	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	22,500.00	22,500.00	22,500							

TOTAL OB/XF																								
														7,752										

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		197,246	
TOTAL MARKET OB/XF VALUE		7,752	
TOTAL LAND VALUE - MARKET		22,500	
TOTAL MARKET VALUE		227,498	
SOH/AGL Deduction		78,775	
ASSESSED VALUE		148,723	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		97,312	
TOTAL JUST VALUE		227,498	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		226,327	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20240	SFR	281	12/17/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1437/2381	3/31/2021	QC	U	I	11	100

GRANTOR: RANDALL PHYLLIS J
GRANTEE: RUSS AMBER
1303/1715 | 10/30/2015 | WD | U | I | 11 | 100
GRANTOR: AMBER RUSS
GRANTEE: AMBER RUSS & PHYLLI

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W18 S23 E4 R2 D2 E5 U2 R2 E3 S5 FOP= S5 E8 N5 W8\$ E19 FGR= S22 E22 N22 W22\$ E22 N28 PTO= N12 W23 S9 E10 S3 E13\$ W13 N3 W10 FSP= N9 W16 S12 E11 N3 E5\$ W5 S3 W11\$.	