

BUILDING CHARACTERISTICS		CONSTRUCTION	
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 Floo	14	CARPET	50
Interior Floo	15	HARDTILE	50
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	01	01	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	28316.050	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,686	100	
FGR	462	55	
FOP	95	30	
FSP	131	40	
TOTALS	2,374		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2007								
Heated Area: 1686 HX Base Yr 2007											

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			224,508
TOTAL MARKET OB/XF VALUE			7,330
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			266,838
SOH/AGL Deduction			87,609
ASSESSED VALUE			179,229
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			127,818
TOTAL JUST VALUE			266,838
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			269,831

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041541	Roof Replacement	26,518	03/17/2021
11744	SFR	270	10/11/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1437/1525	5/12/2021	WD	U	I	11	100

GRANTOR: AMBROSE RIKKI  
GRANTEE: AMBROSE HARRISON W  
1170/1227 3/25/2009 QC U I 11 100  
GRANTOR: PRISCILLA AMBROSE  
GRANTEE: HARRISON W AMBROSE

EXTRA FEATURES		255 NW CHARLOTTE GLN, LAKE CITY															
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	1,839.00	UT	2.00	2.00	100	1997	1997	3	100	3,678	
2	0166	CONC, PAVMT	0	100	12	73	876.00	UT	2.00	2.00	100	1997	1997	3	100	1,752	
3	0294	SHED WOOD/	0	100	10	12	120.00	UT	7.50	7.50	100	1997	1997	3	100	900	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	1,000	

TOTAL OB/XF		7,330									
BLD DATE		LGL DATE	04/03/2025	MLU							
XF DATE		LAND DATE									
INC DATE		AG DATE									

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W13 S31 E15 FOP= S1 E19N5 W19 S4\$ N4 E19 FGR= S20 E21 N22 W21 S2\$ N2 E21 N30 U3 L3 W8 /S3/ W6/ N3/ W6 FSP= W19 S8 E14 R2 U2 N3 R3 U3 \$ D3 L3 S3 D2 L2 W14 \$.	

LAND DESCRIPTION		TOTAL OB/XF 7,330																						
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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							