COMM SW COR OF GURLEY BROWN,
RUN N 55 FT FOR POB, CONT N
55 FT, E 150 FT, S 55 FT, W

CARTER LYNWOOD AMEROSE
2524 HEMPEL COVE CT
WINDERMERE, FL 34786

2027

28-3S-17-05654-000

BUILDING CHARACTERISTICS

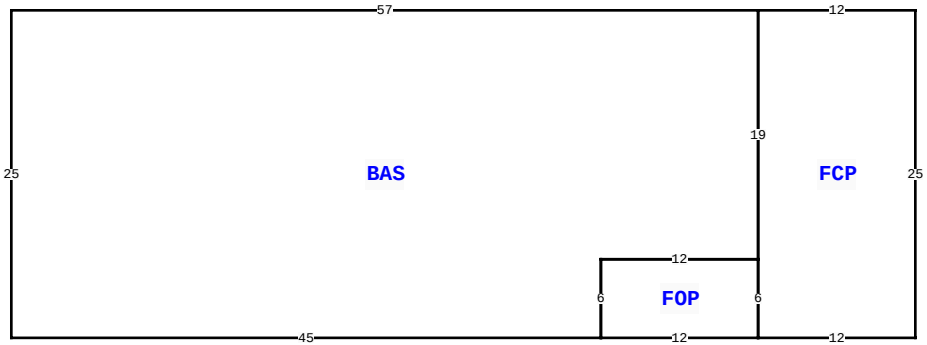
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	01	FLAT 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	05	ASPH TILE 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	28317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,353	100		1,353	44,202
FCP	300	25		75	2,450
FOP	72	30		22	719
TOTALS	1,725			1,450	47,372

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,450	54.0000	59.40	86,130	1964	1964	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 0 Heated Area: 1353 HX Base Yr



1356 NE BASCOM NORRIS DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	47,372
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	1,920
TOTAL MARKET VALUE	49,292
SOH/AGL Deduction	0
ASSESSED VALUE	49,292
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	49,292
TOTAL JUST VALUE	49,292
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	50,153

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054138	Roof Replacement	4,800	09/24/2025
000054101	Remodel	105,000	09/21/2025
37871	REMODEL	75	03/15/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1299/1921	8/14/2015	QC	U	I	11	100
GRANTOR: MARGARET & LYNWOOD AM						
GRANTEE: LYNWOOD AMEROSE CAR						
1090/2441	7/19/2006	QC	Q	I	06	100
GRANTOR: BILLIE CARTER						
GRANTEE: LYNWOOD CARTER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W57 S25 E45 FOP= E12 N6W12 S6$ N6 E12 FCP= S6 E12 N25 W12 S19$ N19$.

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	0100	C	SFR	0			0.00	0.00	6,400.00	SF		1.00	1.00	0.60	0.50	0.30	1,920							

REVIEW DATE 09/09/2015 BY DF Total Acres: 0.15 Total Land Value: 1,920 Market: 0 Agricultural: 0 Common: 1,920 PRINTED 11/17/2026 BY SYS