

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

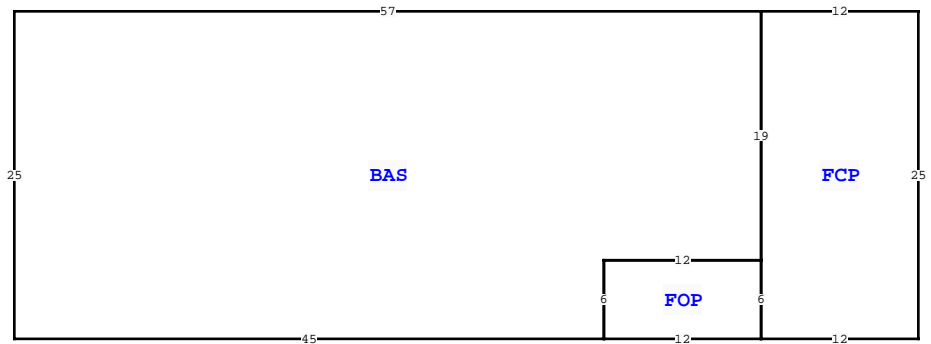
CARTER LYNWOOD AMEROSE
 2524 HEMPEL COVE CT
 WINDERMERE, FL 34786

2026

28-3S-17-05654-000


BUILDING CHARACTERISTICS	
ELEMENT	CD
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

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	60.48	87,696	1964	1964	10	0	0	35.00	55.00
1 SINGLE FAM 0% - 0 Heated Area: 1353 HX Base Yr												



MAP NUM	MKT AREA	07			
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	45,006
FCP	300	25		75	2,495
FOP	72	30		22	732
TOTALS	1,725			1,450	48,233

1356 NE BASCOM NORRIS DR, LAKE CITY

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

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

LAND DESCRIPTION													TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		48,233	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		1,920	
TOTAL MARKET VALUE		50,153	
SOH/AGL Deduction		0	
ASSESSED VALUE		50,153	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		50,153	
TOTAL JUST VALUE		50,153	
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\$.