

Parcel: << 13-4S-16-02951-117 (13461) >>

Owner & Property Info

Owner	GRAHAM MURVYN 6698 SW TUSTENUGGEE AVE LAKE CITY, FL 32024		
Site	345 SW BEACON WAY, LAKE CITY		
Description*	LOT 17 AMELIA LANDING PHASE 1. WD 1445-171, WD 1480-904, WD 1523-193		
Area	0.55 AC	S/T/R	13-4S-16
Use Code**	VACANT (0000)	Tax District	2

*The [Description](#) above is not to be used as the Legal Description for this parcel in any legal transaction.
**The [Use Code](#) is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2024 Certified Values		2025 Working Values	
Mkt Land	\$30,000	Mkt Land	\$30,000
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$30,000	Just	\$30,000
Class	\$0	Class	\$0
Appraised	\$30,000	Appraised	\$30,000
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$30,000	Assessed	\$30,000
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$30,000 city:\$0 other:\$0 school:\$30,000	Total Taxable	county:\$30,000 city:\$0 other:\$0 school:\$30,000

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Aerial Viewer Pictometry Google Maps

☒ 2023 ☐ 2022 ☐ 2019 ☐ 2016 ☐ 2013 ☒ Sales

2023-10-30 \$25,000 WD-V-Q-01

2023-02-07 \$275,000 WD-I-Q-01

2023-08-30 \$55,000 WD-V-Q-01

2023-06-07 \$330,000 WD-I-Q-01

2024-02-05 \$372,000 WD-I-Q-01

2024-03-01 \$395,000 WD-I-Q-01

2023-07-10 \$433,000 WD-I-Q-01

2024-06-06 \$250,000 WD-I-U-40

2024-04-15 \$55,000

2025-01-08 \$395,000 WD-V-Q-01

2025-01-23 \$355,000 WD-V-Q-01

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
8/30/2024	\$55,000	1523 / 193	WD	V	Q	01
12/1/2022	\$100	1480 / 904	WD	V	U	11
8/16/2021	\$120,000	1445 / 171	WD	V	Q	05 (Multi-Parcel Sale) - show

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
NONE					

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0000	VAC RES (MKT)	1.000 LT (0.550 AC)	1.0000/1.0000 1.0000/ /	\$30,000 /LT	\$30,000