S DIV: LOT 2 & N1/2 LOT 3 BLOCK
ADD #1.

GLENN STEPHEN C
185 SW ARROWHEAD RD
LAKE CITY, FL 32024

2026

00-00-00-14045-000

BUILDING CHARACTERISTICS

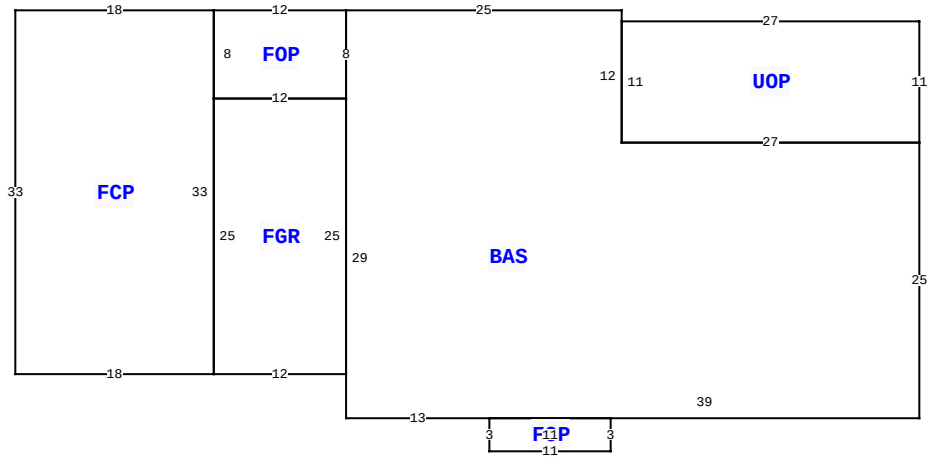
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	32317.140	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,600	100		1,600	95,025
FCP	594	25		148	8,790
FGR	300	55		165	9,799
FOP	33	30		10	594
FOP	96	30		29	1,723
UOP	297	20		59	3,504
TOTALS	2,920			2,011	119,434

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,011	81.5760	91.37	183,745	1955	1995	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2024 Heated Area: 1600 HX Base Yr



305 SW ALAMO DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	119,434
TOTAL MARKET OB/XF VALUE	1,150
TOTAL LAND VALUE - MARKET	61,380
TOTAL MARKET VALUE	181,964
SOH/AGL Deduction	0
ASSESSED VALUE	181,964
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	181,964
TOTAL JUST VALUE	181,964
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	181,964

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1500/931	10/06/2023	WD	Q	I	01	220,000
GRANTOR: CADY AARON M						
GRANTEE: GLENN STEPHEN C						
1499/1163	9/25/2023	WD	U	I	11	100
GRANTOR: AAC HOLDINGS LLC						
GRANTEE: CADY AARON M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W27 N12 W25 S8 S29 E13 E39 N25 $
FCP=[ORIG=-64,-12] W18 S33 E18 N33 $
FGR=[ORIG=-52,-4] W12 S25 E12 N25 $
UOP=[ORIG=0,0] N11 W27 S11 E27 $
FOP=[ORIG=-52,-12] W12 S8 E12 N8 $
FOP=[ORIG=-39,25] S3 E11 N3 W11 $
.

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
1	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 1,150

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		00	110.00	124.00	13,640.00	SF		1.00	1.00	1.00	4.50	4.50	61,380							

REVIEW DATE 10/31/2023 BY ME Total Acres: 0.31 Total Land Value: 61,380 Market: 0 Agricultural: 0 Common: 61,380 PRINTED 11/18/2025 BY SYS