LOT 1 BLOCK 9 OAK HILL ESTATES R #1.

FAILS CHARLES H/FAILS TRACY C
244 SE ARAPAHOE LN
LAKE CITY, FL 32025

2026

03-4S-17-07563-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

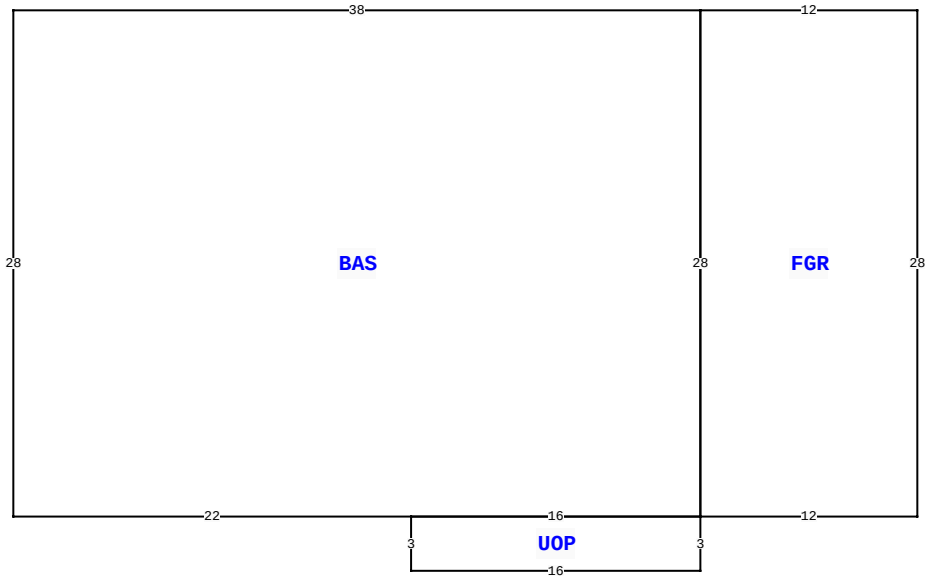
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	3417.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100		1,064	100,602
FGR	336	55		185	17,492
UOP	48	20		10	945
TOTALS	1,448			1,259	119,039

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,259	126.0000	141.12	177,670	1992	1992	0	0	0	33.00	67.00

1 SINGLE FAM 100% - 2018 Heated Area: 1064 HX Base Yr 2018



244 SE ARAPAHOE LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		119,039
TOTAL MARKET OB/XF VALUE		1,391
TOTAL LAND VALUE - MARKET		23,125
TOTAL MARKET VALUE		143,555
SOH/AGL Deduction		47,422
ASSESSED VALUE		96,133
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		45,411
TOTAL JUST VALUE		143,555
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		145,332

SALE:1:1: LOT 1 BLK 9 OAK HILL ESTATES

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1335/1802	4/24/2017	WD	U	I	16	47,000
GRANTOR: ANGELA VAN DEN HAM						
GRANTEE: CHARLES H & TRACY C						
1335/1804	4/21/2017	WD	U	I	16	47,000
GRANTOR: ROBERT & LYNN VAN DEN						
GRANTEE: CHARLES H & TRACY C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 S28 E22 UOP= S3 E16 N3 W16$ E16 FGR= E12 N28 W12 S28$ N28$.

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	0166	CONC,PAVMT	0	100	39	9	351.00	UT	1.40	1.40	100	0	0	3	100	491	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	200.00	200.00	50	2004	2004	3	50	100	
3	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 1,391

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	100		RSF-	2113.00	123.00	1.00	LT		1.00	1.00	1.25	18,500.00	23,125.00	23,125							

REVIEW DATE 03/16/2017 BY DF Total Acres: 0.32 Total Land Value: 23,125 Market: 0 Agricultural: 0 Common: 23,125 PRINTED 11/18/2025 BY SYS