LOT 4 BLOCK 9 OAK HILL ESTATES
REPLAT ADDITION #1.

TANKERSLEY JERRY
298 SE ARAPAHOE LN
LAKE CITY, FL 32025

2026

03-4S-17-07563-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

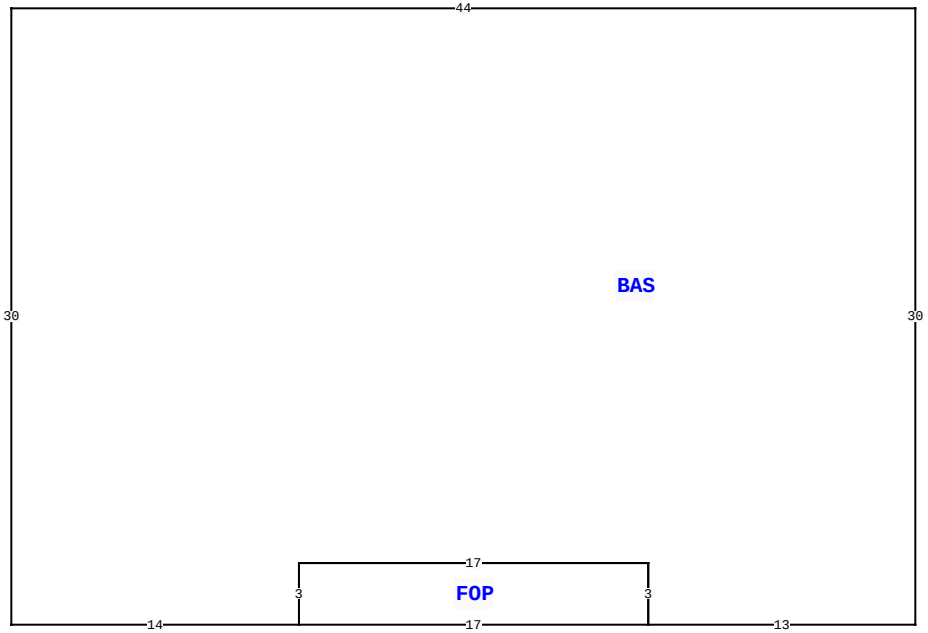
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	1,269	100		1,269	121,938
FOP	51	30		15	1,441
TOTALS	1,320			1,284	123,378

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,284	118.5000	132.72	170,412	2002	2002	0	0	0	27.60	72.40

1 SINGLE FAM 100% - 2019 Heated Area: 1269 HX Base Yr 2019



298 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		123,378
TOTAL MARKET OB/XF VALUE		618
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		142,496
SOH/AGL Deduction		44,675
ASSESSED VALUE		97,821
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		47,099
TOTAL JUST VALUE		142,496
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		144,541

LAND:2:1: 10,285 SF. NO IMPROVED ROAD TO DATE.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046026	Solar Power Syste	29,919	12/02/2022
18917	SFR	242	11/02/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1369/2610	10/03/2018	WD	Q	I	01	110,000
GRANTOR: BRIAN DUNCAN						
GRANTEE: JERRY TANKERSLEY						
0986/1320	6/18/2003	WD	Q	I		60,000
GRANTOR: DION & JESSE TAYLOR						
GRANTEE: BRIAN DUNCAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S30 E14 FOP= E17 N3 W17 S3$ N3 E17 S3 E13 N30$.

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	0	0	309.00	UT	2.00	2.00	100	2002	2002	3	100	618	

LAND DESCRIPTION

TOTAL OB/XF 618

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-2	85.00	121.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 11/06/2020 BY JS Total Acres: 0.24 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/18/2025 BY SYS