LOTS 1 & 2 BLOCK 5 LAKE FOREST
S/D UNIT 1.

LAWSON E BRUCE AS TRUSTEE
P O BOX 1450
LIVE OAK, FL 32064

2026

06-4S-17-07869-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

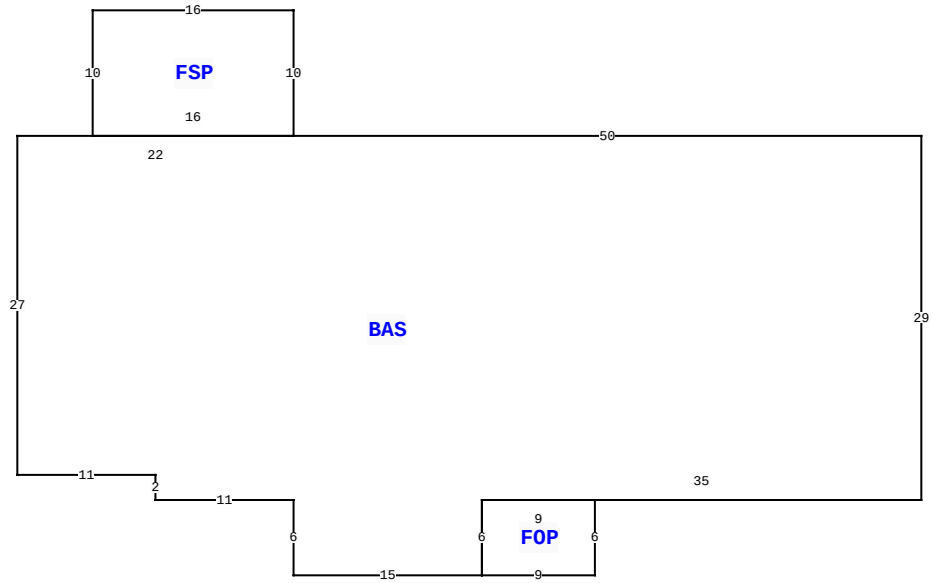
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	6417.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,156	100		2,156	172,036
FOP	54	30		16	1,277
FSP	160	40		64	5,107
TOTALS	2,370			2,236	178,419

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,236	109.6100	122.76	274,491	1962	1962	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 2156 HX Base Yr



510 SW ARREDONDO PL, 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: 1	Tax Dist:
BUILDING MARKET VALUE	178,419
TOTAL MARKET OB/XF VALUE	610
TOTAL LAND VALUE - MARKET	27,750
TOTAL MARKET VALUE	206,779
SOH/AGL Deduction	0
ASSESSED VALUE	206,779
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	206,779
TOTAL JUST VALUE	206,779
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	206,779

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1247/2470	1/04/2013	QC	U	I	11	68,300
GRANTOR: NATIONSTAR MORTGAGE L						
GRANTEE: LAWSON E BRUCE AS T						
1247/2464	1/04/2013	QC	U	I	11	100
GRANTOR: AURORA LOAN SERVICES						
GRANTEE: NATIONSTAR MORTGAGE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 FSP= N10 W16 S10 E16$ W22 S27 E11 S2 E11 S6 E15FOP= E9 N6 W9 S6$ N6 E35 N29$.

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	110	
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 610

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		*RSF-2	200.00	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							
2	0100	C	SFR	0		*RSF-2	200.00	125.00	1.00	LT		1.00	1.00	0.50	18,500.00	9,250.00	9,250							

REVIEW DATE 09/15/2016 BY DF Total Acres: 0.57 Total Land Value: 27,750 Market: 0 Agricultural: 0 Common: 27,750 PRINTED 11/07/2025 BY SYS