

LOT 7 BLOCK 5 LAKE FOREST S/D UN
PB 1236-2130, PB 1312-1570, WD 1

REYNOSO LAPARRA ARSUILO BERNABE/DO REYNOSO OSBNDIA
616 SW ARREDONDO PL
LAKE CITY, FL 32025

2026

06-4S-17-07872-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
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
Architectural	05	CONV 100
Units	0	100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	07	07
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		MKT AREA
		06

NEIGHBORHOOD/LOC 6417.0100 1.00/

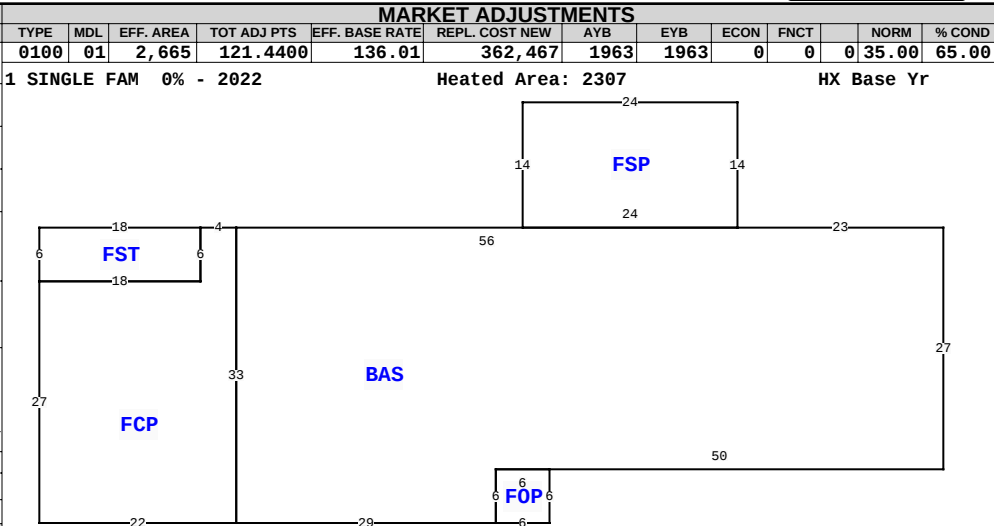
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,307	100		2,307	203,954
FCP	618	25		154	13,615
FOP	36	30		11	972
FSP	336	40		134	11,846
FST	108	55		59	5,216

TOTALS 3,405 2,665 235,604

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00
2	0294	SHED WOOD/	0	0	10	20	200.00	UT	5.50
3	0166	CONC, PAVMT	0	0	0	0	1,344.00	UT	1.50
4	0120	CLFENCE	4	0	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		*RSF	228.00	125.00	1.00

REVIEW DATE 09/15/2016 BY DF



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

616 SW ARREDONDO PL, LAKE CITY

04/21/2023 MLU

L N	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	130	
2	0294	SHED WOOD/	0	0	10	20	200.00	UT	5.50	5.50	100	1995	1995	3	100	1,100	
3	0166	CONC, PAVMT	0	0	0	0	1,344.00	UT	1.50	1.50	100	1995	1995	3	100	2,016	
4	0120	CLFENCE	4	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		*RSF	228.00	125.00	1.00

Total Acres: 0.37 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	235,604		
TOTAL MARKET OB/XF VALUE	3,546		
TOTAL LAND VALUE - MARKET	18,500		
TOTAL MARKET VALUE	257,650		
SOH/AGL Deduction	0		
ASSESSED VALUE	257,650		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	257,650		
TOTAL JUST VALUE	257,650		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	257,650		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
551	ADDN SFR	28	10/20/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1443/673	7/22/2021	WD	U	I	38	156,500
GRANTOR: POPE LEARIE & NETESHA						
GRANTEE: MOORE RICHARD G						
1444/301	7/21/2021	WD	U	I	37	156,500
GRANTOR: MOORE RICHARD G						
GRANTEE: REYNOSO LAPARRA ARS						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W23 FSP= N14 W24 S14 E24\$ W56 FCP= W4 FST= W18 S6E18 N6\$ S6 W18 S27 E22 N33\$ S33 E29 FOP= E6 N6 W6 S6\$ N6 E50 N27\$.									

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