COMM NW COR OF SEC 6, RUN E ALON
FT FOR POB, CONT E 544.47 FT TO
ACL RR, S 29 DEG W ALONG SAID W

C A BOONE CONSTRUCTION INC
P O BOX 3236
LAKE CITY, FL 32056

2026

06-4S-17-08034-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

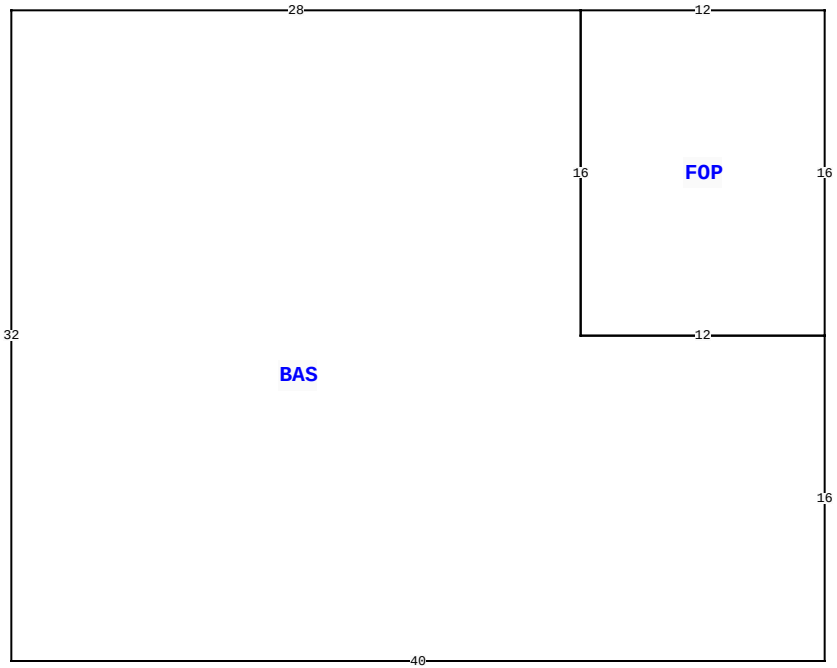
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	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	6417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,088	100		1,088	63,019
FOP	192	30		58	3,359
TOTALS	1,280			1,146	66,378

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,146	79.5600	89.11	102,120	1945	1945	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2022 Heated Area: 1088 HX Base Yr



970 SW ARLINGTON BLVD, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	66,378
TOTAL MARKET OB/XF VALUE	450
TOTAL LAND VALUE - MARKET	122,510
TOTAL MARKET VALUE	189,338
SOH/AGL Deduction	0
ASSESSED VALUE	189,338
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	189,338
TOTAL JUST VALUE	189,338
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	189,338

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050469	New Commercial Co	700,000	02/17/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1453/487	11/19/2021	WD	U	I	30	245,000
GRANTOR: HALL DEBBIE MERRITT						
GRANTEE: C A BOONE CONSTRUCT						
1338/0533	6/02/2017	PB	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: ETHEL MERRITT(LE)&						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S32 E40 N16 FOP= N16 W12 S16 E12$ W12 N16$.

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	400	
2	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 450

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	1000	C	VACANT COMME	0		CG	0.00	0.00	43,560.00	SF		1.00	1.00	1.00	2.25	2.25	98,010							
2	0100	C	SFR	0			0.00	0.00	1.75	AC		1.00	1.00	1.00	14,000.00	14,000.00	24,500							

REVIEW DATE 09/20/2016 BY DF Total Acres: 2.75 Total Land Value: 122,510 Market: 0 Agricultural: 0 Common: 122,510 PRINTED 11/18/2025 BY SYS