LOTS 8 & 9 & THE N 40 FT OF
LOTS 10 & 11 BLOCK 10 LAKESIDE
HEIGHTS S/D & THAT PORTION OF

BELL EMILIE C
1502 NW 12TH ST
BENTONVILLE, AZ 72712

2026

08-4S-17-08258-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

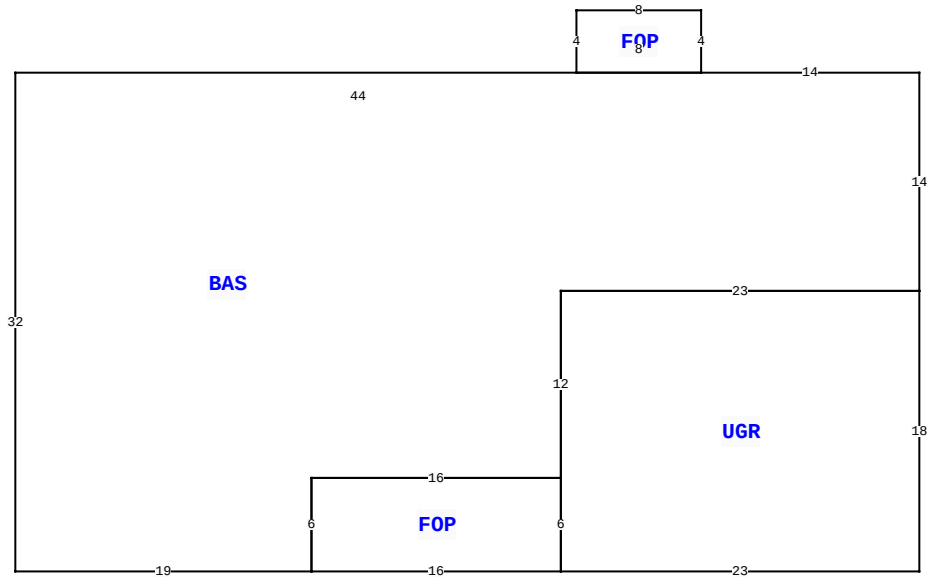
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	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	8417.0300	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,346	100		1,346	108,164
FOP	32	30		10	803
FOP	96	30		29	2,330
UGR	414	45		186	14,947
TOTALS	1,888			1,571	126,245

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,571	110.3850	123.63	194,223	1974	1974	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1346 HX Base Yr



170 SW CORONADO ST, 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	126,245
TOTAL MARKET OB/XF VALUE	2,030
TOTAL LAND VALUE - MARKET	46,250
TOTAL MARKET VALUE	174,525
SOH/AGL Deduction	0
ASSESSED VALUE	174,525
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	174,525
TOTAL JUST VALUE	174,525
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	174,525

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1107/2750	1/12/2007	WD	Q	I		105,000

GRANTOR: KENNETH H FREEMAN
GRANTEE: EMILIE C BELL

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FOP= N4 W8 S4 E8$ W44 S32 E19 FOP= E16 N6 W16 S6$ N6 E16 UGR= S6 E23 N18 W23 S12$ N12 E23 N14$.

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	280	
2	0294	SHED WOOD/	0	0	16	20	1.00	UT	0.00	0.00	100	0	0	3	100	500	
3	0264	PRCH,FSP	0	0	12	24	1.00	UT	0.00	0.00	100	0	0	3	100	750	
4	0296	SHED METAL	0	0	10	10	100.00	UT	5.00	5.00	100	2000	2000	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 2,030

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			0.00	0.00	2.50	LT		1.00	1.00	1.00	18,500.00	18,500.00	46,250							

REVIEW DATE 04/03/2017 BY DF Total Acres: 0.50 Total Land Value: 46,250 Market: 0 Agricultural: 0 Common: 46,250 PRINTED 11/07/2025 BY SYS