COMM NW COR OF NE1/4, RUN S 210
N 210 FT, CONT N 66.50 FT, W 667
FT TO POB.(APPROX 1.05 AC OF THI

ARNOLD MARVIN M III
12389 SW 87TH PATH
LAKE BUTLER, FL 32054

2026

20-4S-16-03076-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

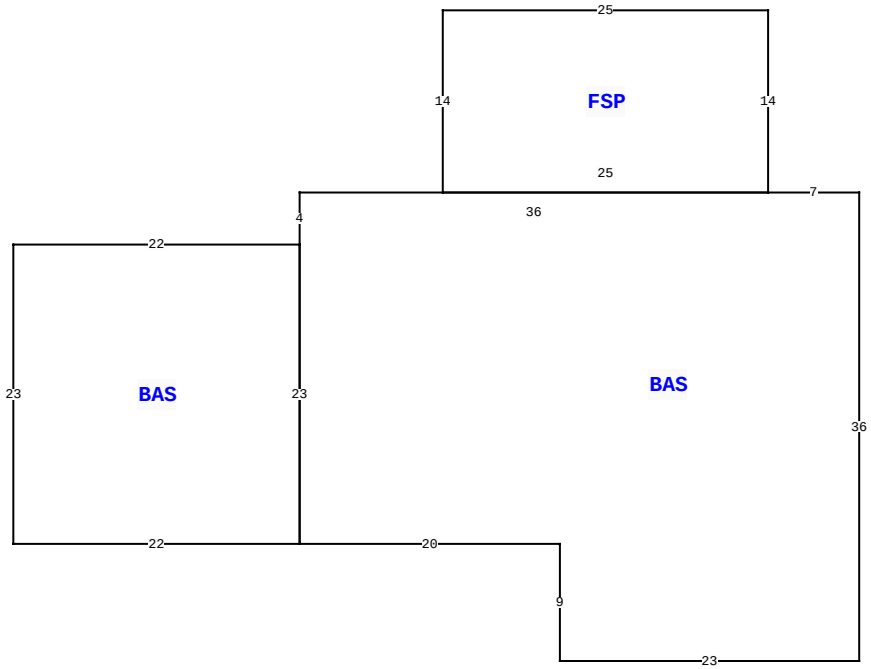
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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 01
NEIGHBORHOOD/LOC	20416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	506	100		506	60,259
BAS	1,368	100		1,368	162,913
FSP	350	40		140	16,673
TOTALS	2,224			2,014	239,843

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,014	118.1460	132.32	266,492	1979	2015	0	0	0	10.00	90.00

1 SINGLE FAM 0% - 2022 Heated Area: 1874 HX Base Yr



4235 SW BIRLEY AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	239,843
TOTAL MARKET OB/XF VALUE	10,000
TOTAL LAND VALUE - MARKET	46,640
TOTAL MARKET VALUE	296,483
SOH/AGL Deduction	0
ASSESSED VALUE	296,483
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	296,483
TOTAL JUST VALUE	296,483
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	299,148

SALE:1:1: EX WIFE TO EX HUSBAND $.70 STAMPS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7581	PUMP/UTPOL	25	09/13/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1451/2770	11/05/2021	WD	Q	I	01	275,000
GRANTOR: WENDEL GLADYS AUDREY						
GRANTEE: ARNOLD MARVIN M III						
1369/0436	9/21/2018	QC	U	I	11	100
GRANTOR: KATHLEEN J DAVIS						
GRANTEE: GLADYS AUDREY WENDE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W7 FSP= N14 W25 S14 E25$ W 36 S4 BAS= W22 S23 E22 N23$ S23 E20 S9 E23 N36$.

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	0011	BARN,BLK A	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	10,000	

LAND DESCRIPTION

TOTAL OB/XF 10,000

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		A-1	0.00	0.00	3.19	AC		1.00	1.00	1.00	11,000.00	11,000.00	35,090							
2	0000	C	VAC RES	0		A-1	0.00	0.00	1.05	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,550							

REVIEW DATE 04/22/2025 BY KS Total Acres: 4.24 Total Land Value: 46,640 Market: 0 Agricultural: 0 Common: 46,640 PRINTED 10/24/2025 BY SYS