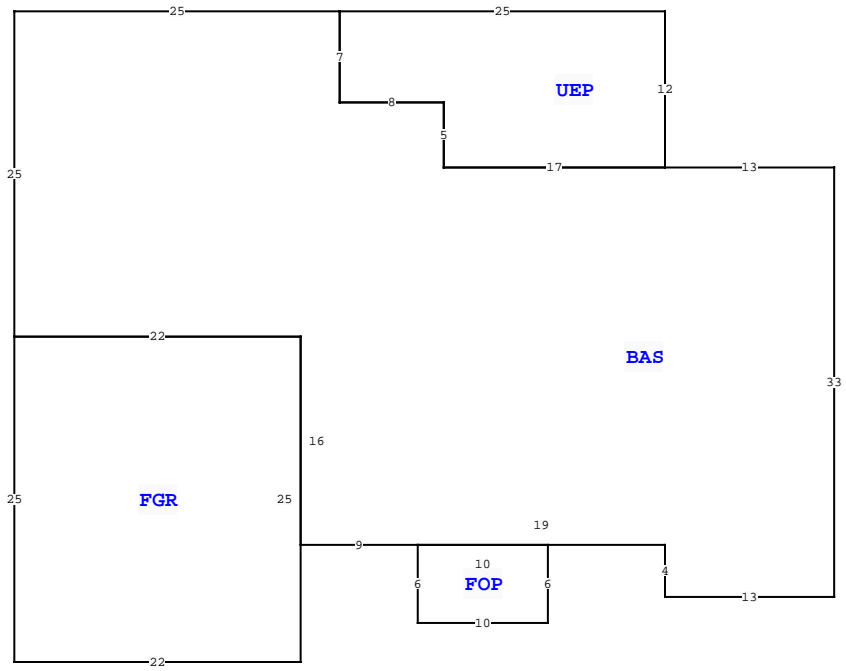


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architctual Units	05	CONV	100
		0	100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,343	120.5820	130.23	305,129	2007	2007	0	0	0	17.00	83.00
1 SINGLE FAM - 100% - 2023 Heated Area: 1867 HX Base Yr 2023												



Quality	06	06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	24416.040	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,867	100		1,867	201,805
FGR	550	55		302	32,643
FOP	60	30		18	1,946
UEP	260	60		156	16,862
TOTALS	2,737			2,343	253,257

156 SW ARROW GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025
INC DATE		AG DATE	MLU

EXTRA FEATURES																
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	100	0	0		2.25	2.25	100	2007	2007	3	100	2,522	

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 2		Tax Dist:		
BUILDING MARKET VALUE			253,257	
TOTAL MARKET OB/XF VALUE			2,522	
TOTAL LAND VALUE - MARKET			35,000	
TOTAL MARKET VALUE			290,779	
SOH/AGL Deduction			14,085	
ASSESSED VALUE			276,694	
TOTAL EXEMPTION VALUE	HX HB VX		55,722	
BASE TAXABLE VALUE			220,972	
TOTAL JUST VALUE			290,779	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			281,705	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052232	Electrical Servic	0	02/03/2025
25230	SFR	602	11/16/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1470/1944	7/07/2022	WD	Q	I	01	325,000
GRANTOR: TOOKER WAYNE L						
GRANTEE: MOBLEY JONATHAN CHA						
1318/2561	6/27/2016	WD	Q	I	01	172,000
GRANTOR: MICHAEL T CENDRO AS P						
GRANTEE: WAYNE L & DELANNA S						

BUILDING NOTES												
----------------	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS												
BAS= W13 UEP= N12 W25 S7 E8 S5 E17\$ W17 N5 W8 N7 W25 S25 FGR= S25 E22 N25 W22\$ E22 S16 E9 FOP= S6 E10 N6 W10\$ E19 S4 E13 N33\$.												

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000								