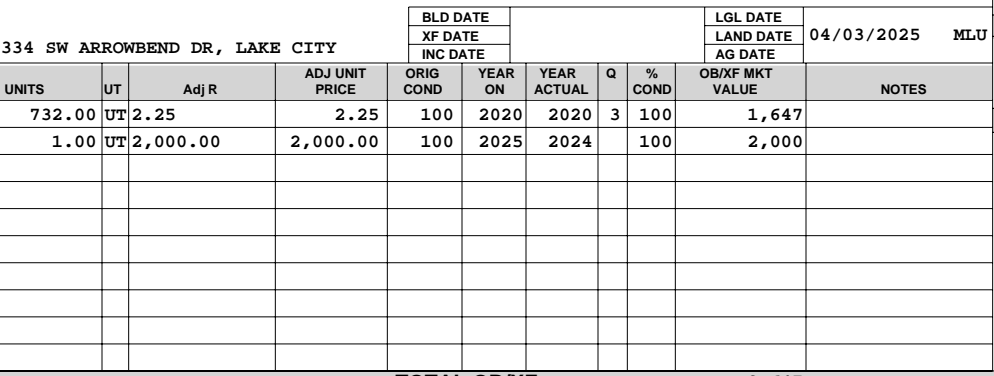


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	CV	NORM	% COND
0100	01	1,809	126.8190	142.04	256,950	2020	2020	0	0	1	5.00	94.00
1 SINGLE FAM 100% - 2022 Heated Area: 1455 HX Base Yr 2022												



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	1,455	100		1,455	194,268
FGR	501	55		276	36,851
FOP	116	30		35	4,673
FOP	144	30		43	5,742
TOTALS	2,216			1,809	241,533

EXTRA FEATURES		334 SW ARROWBEND DR, LAKE CITY														
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	732.00	UT	2.25	2.25	100	2020	2020	3	100	1,647	
2	0169	FENCE/WOOD	0	100	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000	

TOTAL OB/XF												3,647												
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							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1		2	
VALUATION SUMMARY		STANDARD			
VALUATION BY	Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE					241,533
TOTAL MARKET OB/XF VALUE					3,647
TOTAL LAND VALUE - MARKET					35,000
TOTAL MARKET VALUE					280,180
SOH/AGL Deduction					31,721
ASSESSED VALUE					248,459
TOTAL EXEMPTION VALUE	HX HB				50,722
BASE TAXABLE VALUE					197,737
TOTAL JUST VALUE					280,180
NCON VALUE					0
INCOME VALUE					
PREVIOUS YEAR MKT VALUE					282,749

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40075	SFR	0	07/01/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1528/163	11/12/2024	LE U		I	14	100
GRANTOR: MORRELL AMANDA (ENH LE)						
GRANTEE: SORENSON JENNY (RMDR)						
1524/711	9/24/2024	PB U		I	18	0
GRANTOR: CLERK OF COURT (ROBERT)						
GRANTEE: MORRELL AMANDA						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W22 FOP= W24 S6 E24 N6\$ S6 W24 N6 W5 N4 W13 S33 E13 FOP= E29 N4 W29 S4\$ N4 E29 FGR= S18 E22 N24 W13 S3 W9 S3\$ N3 E9 N3 E13 N19\$.	