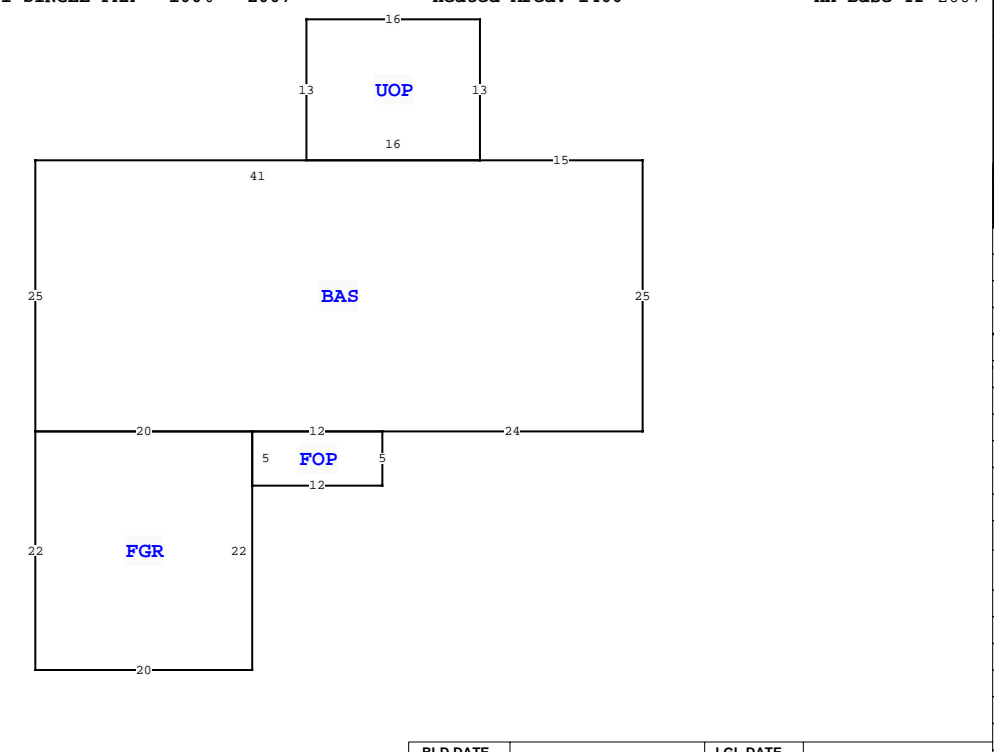


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	1,702	120.3741	134.82	229,464	2006	2006	0	0	0	18.00	82.00		



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	1,400	100		1,400	154,773
FGR	440	55		242	26,753
FOP	60	30		18	1,990
UOP	208	20		42	4,643
TOTALS	2,108			1,702	188,160

262 SW ARROWBEND DR, 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	1,002.00	UT	2.50	2.50	100	2006	2006	3	100	2,505	
2	0296	SHED METAL	0	100	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	1,200	

TOTAL OB/XF														3,705			
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LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							

TOTAL OB/XF														3,705			
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COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 2		Tax Dist:		
BUILDING MARKET VALUE			188,160	
TOTAL MARKET OB/XF VALUE			3,705	
TOTAL LAND VALUE - MARKET			35,000	
TOTAL MARKET VALUE			226,865	
SOH/AGL Deduction			85,923	
ASSESSED VALUE			140,942	
TOTAL EXEMPTION VALUE	HX HB VX SX WR		110,722	
BASE TAXABLE VALUE			30,220	
TOTAL JUST VALUE			226,865	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			212,251	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23719	SFR	476	10/14/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1498/2372	9/14/2023	LE U	I	I	14	100

GRANTOR:  
 GRANTEE:  
 1075/0834 2/24/2006 WD Q I 179,000  
 GRANTOR: ROB STEWART LC  
 GRANTEE: JASPER AND CORA SEL

BUILDING NOTES
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**BUILDING DIMENSIONS**  
 BAS= W15 UOP= N13 W16 S13 E16\$ W41 S25 FGR= S22 E20 N22 W20\$  
 E20 FOP= S5 E12 N5 W12\$ E12 E24 N25\$.