

LOT 23 ARROW HEAD ACRES S/D.
ORB 802-724, 885-2136, CASE NO

ROACH SUE
P O BOX 151
FORT WHITE, FL 32038

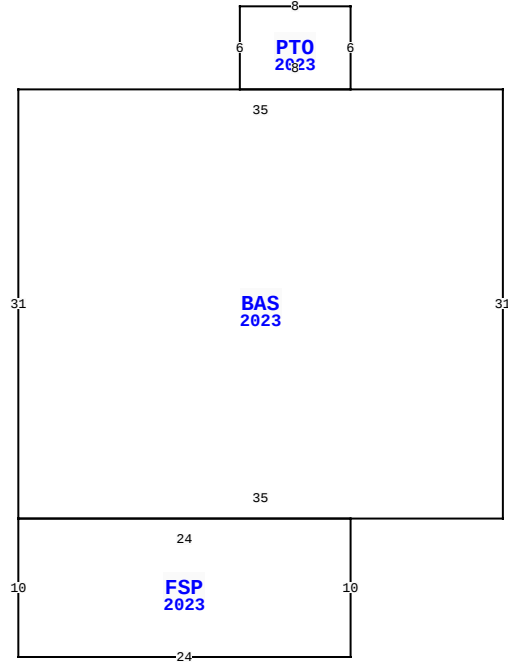
2026

25-6S-16-03935-023



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	32	HARDIE BRD 100			
Exterior Wall	00	N/A 0			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	13	LAM/VNLPLK 100			
Interior Floor	00	N/A 0			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		2 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
Condition Adj	03	03 100			
Kitchen Adjus	01	01 100			
Quality	07	07			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA		02	
NEIGHBORHOOD/LOC	25616.010	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,085	100	2023	1,085	134,850
FSP	240	40	2023	96	11,931
PTO	48	5	2023	2	248
TOTALS	1,373			1,183	147,031

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,183	114.4000	128.13	151,578	2022	2022	0	0	0	97.00
2 SINGLE FAM			100% - 2023	Heated Area: 1085			HX Base Yr 2021				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		147,031	
TOTAL MARKET OB/XF VALUE		7,600	
TOTAL LAND VALUE - MARKET		64,000	
TOTAL MARKET VALUE		218,631	
SOH/AGL Deduction		66,534	
ASSESSED VALUE		152,097	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		101,375	
TOTAL JUST VALUE		218,631	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		220,146	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042252	New Residential C	165,000	07/01/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
1044/1023	4/22/2005	WD Q	I		
GRANTOR: RAYMOND E CARPENTER &					SALE PRICE
GRANTEE: SUE ROACH					49,500
GRANTOR: SUE ROACH					
0802/0724	2/08/1985	AG U	V	13	18,000
GRANTOR: DLC CATTLE					
GRANTEE: CHARLES FORTNEY JR					

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
1	0296	SHED METAL	0 100	10	20	200.00	UT	5.00	5.00	60	1993	1993	3	60
2	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2023;ORIG=-20,10] W35 S31 E35 N31 \$			
FSP=[YR=2023;ORIG=-55,41] E24 S10 W24 N10 \$			
PTO=[YR=2023;ORIG=-39,4] E8 S6 W8 N6 \$			

LAND DESCRIPTION										TOTAL OB/XF										7,600									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	100		00	0.00	0.00	6.40	AC		1.00	1.00	1.00	10,000.00	10,000.00	64,000												