COMM NW COR OF SEC, E 32.98 FT T
ARROWHEAD TER, CONT E 987.41 FT
OF I-75, S 27 DEG E 124.82 FT TO

GLENN STEPHEN C AS TRUSTEE/GLENN COLIN J
185 SW ARROWHEAD TER
LAKE CITY, FL 32024

2026

30-4S-17-08885-015

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

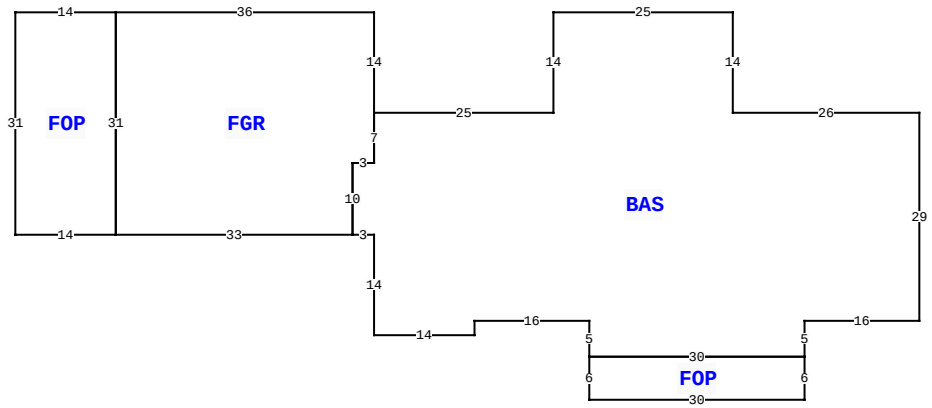
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	30417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,762	100		2,762	271,547
FGR	1,086	55		597	58,694
FOP	180	30		54	5,309
FOP	434	30		130	12,781
TOTALS	4,462			3,543	348,331

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,543	106.4000	119.17	422,219	2011	2011	0	0	0	17.50	82.50

1 SINGLE FAM 100% - 2007 Heated Area: 2762 HX Base Yr 2007



265 SW ARROWHEAD TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		348,331
TOTAL MARKET OB/XF VALUE		34,215
TOTAL LAND VALUE - MARKET		62,000
TOTAL MARKET VALUE		444,546
SOH/AGL Deduction		64,015
ASSESSED VALUE		380,531
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		329,809
TOTAL JUST VALUE		444,546
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		450,123

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 N14 W25 S14 W25 FGR= N14 W36 FOP= W14 S31 E14 N31$ S31 E33 N10 E3 N7 $ S7 W3 S10 E3 S14 E14 N2 E16 S5 FOP= S6 E30 N6 W30$ E30 N5 E16 N29$.

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0120	CLFENCE 4	0	100	0	0	210.00	UT	5.50	5.50	100	2011	2011	3	100	1,155	
3	0031	BARN,MT AE	0	100	24	45	1,080.00	UT	15.00	15.00	100	2018	2018	3	100	16,200	
4	0070	CARPORT UF	0	100	25	24	600.00	UT	1.50	1.50	100	2022	2021		100	900	
5	0296	SHED METAL	0	100	24	10	240.00	UT	9.00	9.00	100	2022	2021		100	2,160	
6	0296	SHED METAL	0	100	10	10	100.00	UT	9.00	9.00	100	2022	2021		100	900	
7	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	
8	0294	SHED WOOD/	0	100	12	10	1.00	UT	500.00	500.00	100	2025	2024		100	500	

LAND DESCRIPTION

TOTAL OB/XF 34,215

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	100			0.00	0.00	2.00	AC		1.00	1.00	0.50	62,000.00	31,000.00	62,000							

REVIEW DATE 05/09/2025 BY ME Total Acres: 2.00 Total Land Value: 62,000 Market: 0 Agricultural: 0 Common: 62,000 PRINTED 11/17/2025 BY SYS