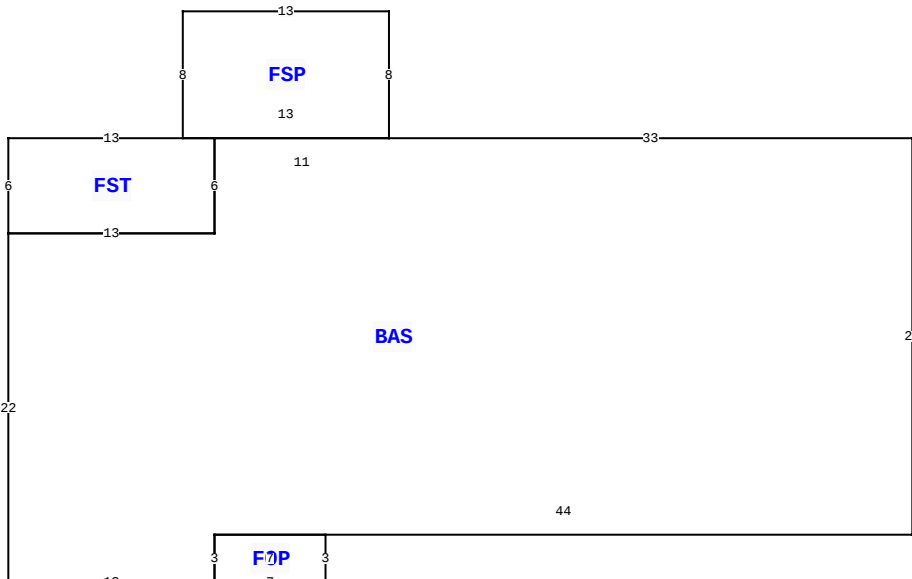


2026

30-4S-17-08908-004



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
ELEMENT CD CONSTRUCTION										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT TOT NORM % COND										VALUATION SUMMARY									
Exterior Wall 19 COMMON BRK 90										0100 01 1,477 118.3050 132.50 195,702 1971 1981 0 0 35.00 65.00										VALUATION BY STANDARD									
Exterior Wall 21 STONE 10										1 SINGLE FAM 100% - 1997 Heated Area: 1386 HX Base Yr 1997										Tax Group: 2 Tax Dist:									
Roof Structur 03 GABLE/HIP 100																				BUILDING MARKET VALUE 127,206									
Roof Cover 12 MODULAR MT 100																				TOTAL MARKET OB/XF VALUE 5,300									
Interior Wall 05 DRYWALL 100																				TOTAL MARKET OB/XF VALUE 14,800									
Interior Floo 14 CARPET 90																				TOTAL LAND VALUE - MARKET 147,306									
Interior Floo 08 SHT VINYL 10																				TOTAL MARKET VALUE 147,306									
Air Condition 03 CENTRAL 100																				SOH/AGL Deduction 58,423									
Heating Type 04 AIR DUCTED 100																				ASSESSED VALUE 88,883									
Bedrooms 3 100																				TOTAL EXEMPTION VALUE HX HB 50,722									
Bathrooms 1.5 100																				BASE TAXABLE VALUE 38,161									
Frame 01 NONE 100																				TOTAL JUST VALUE 147,306									
Stories 1. 1. 100										NCON VALUE 0																			
Architectual 05 CONV 100										INCOME VALUE																			
Units 0 100										PREVIOUS YEAR MKT VALUE 147,306																			
Condition Adj 03 03 100										LAND:1:1: 1.0 AC SALE:2:1: PART OF LOT 15 & LOT 16, HILLSIDE S/D																			
Kitchen Adjus 01 01 100																													
Quality 05 05																													
DOR CODE 0100 SINGLE FAMILY																													
MAP NUM MKT AREA 06																													
NEIGHBORHOOD/LOC 30417.010 1.00/																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 1,386 100 1,386 119,369																													
FOP 21 30 6 517																													
FSP 104 40 42 3,617																													
FST 78 55 43 3,704																													
TOTALS 1,589 1,477 127,206																													
EXTRA FEATURES										114 SW ARVID GLN, 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										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/21/2023 MLU																			
1 0166 CONC, PAVMT 0 100 0 0 1.00 UT 0.00 0.00 100 0 0 3 100 300																													
2 0190 FPLC PF 0 100 0 0 1.00 UT 1,200.00 1,200.00 100 0 0 3 100 1,200																													
3 0120 CLFENCE 4 0 100 0 0 1.00 UT 0.00 0.00 100 1993 1993 3 100 600																													
4 0041 BARN, MACH 0 0 0 0 1.00 UT 0.00 0.00 100 2017 2017 3 100 700																													
5 0296 SHED METAL 0 100 0 0 1.00 UT 0.00 0.00 100 2014 2014 3 100 2,400																													
6 0296 SHED METAL 0 100 0 0 1.00 UT 0.00 0.00 100 2017 2017 3 100 100																													
LAND DESCRIPTION										TOTAL OB/XF 5,300																			
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 1.00 LT 1.00 1.00 0.80 18,500.00 14,800.00 14,800																													
REVIEW DATE 07/06/2017 BY DF										Total Acres: 1.00 Total Land Value: 14,800 Market: 0 Agricultural: 0 Common: 14,800 PRINTED 10/03/2025 BY SYS																			