

COM AT SE COR OF SW1/4 OF SEC RU
FOR POB, CONT NW 547.44 FT, SW 1
E R/W OF COUNTY ROAD, SE ALONG R

COLON GARY M/ARSLAN LISA
1181 SE HIGH FALLS RD
LAKE CITY, FL 32025

2026

30-4S-18-10513-016



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	NORM	% COND	PAGE 1 of 2														
Exterior Wall	31	VINYL SID 100	0201	02	2,100	113.9000	107.07	224,847	2005	2005	0	0	45.00	55.00	3														
Roof Structur	03	GABLE/HIP 100	1 MANUF 1 100% - 2006													Heated Area: 2100 HX Base Yr 2006													
Roof Cover	03	COMP SHNGL 100	307030 BAS														VALUATION SUMMARY												
Interior Wall	05	DRYWALL 100															VALUATION BY												
Interior Floo	14	CARPET 90															Tax Group: 3												
Interior Floo	08	SHT VINYL 10															Tax Dist:												
Air Condition	03	CENTRAL 100															BUILDING MARKET VALUE												
Heating Type	04	AIR DUCTED 100															TOTAL MARKET OB/XF VALUE												
Bedrooms	3	100															TOTAL LAND VALUE - MARKET												
Bathrooms	2	100															TOTAL MARKET VALUE												
Stories	1.	1. 100															SOH/AGL Deduction												
Architectual	01	CONV 100															ASSESSED VALUE												
Units	0	100	TOTAL EXEMPTION VALUE																										
Condition Adj	03	03 100	HX HB																										
Kitchen Adjus	01	01 100	BASE TAXABLE VALUE																										
Quality			05	05	TOTAL JUST VALUE																								
DOR CODE			5000	IMPROVED AG	NCON VALUE																								
MAP NUM			04																										
NEIGHBORHOOD/LOC			1418.00	1.00/	INCOME VALUE																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	PREVIOUS YEAR MKT VALUE																							
BAS	2,100	100		2,100	123,666	180,203																							
TOTALS			2,100		2,100	123,666																							
EXTRA FEATURES						SALES DATA																							
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200													
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800													
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	2,800													
4	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100													
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000													
6	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200													
7	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200													
8	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	400													
9	0031	BARN, MT AE	0	100	24	28	672.00	UT	11.00	11.00	100	2015	2015	3	100	7,392													
10	0251	LEAN TO W/	0	100	10	24	240.00	UT	3.50	3.50	100	2015	2015	3	100	840													
LAND DESCRIPTION						TOTAL OB/XF 20,932																							
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	0200	C	MBL HM	100			0.00	0.00	1.00	AC		1.00	1.00	0.50	7,000.00	3,500.00	3,500												
2	5500	A	TIMBER 2	0			0.00	0.00	9.03	AC		1.00	1.00	1.00	445.00	445.00	4,018												
3	9910	M	MKT. VAL. AG	0			0.00	0.00	9.03	AC		1.00	1.00	0.50	7,000.00	3,500.00	31,605												
REVIEW DATE 09/29/2015 BY DF Total Acres: 10.03 Total Land Value: 7,518 Market: 31,605 Agricultural: 4,018 Common: 3,500 PRINTED 11/18/2025 BY SYS																													

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