

COMM NE COR OF SEC, SW 5 DEG ALO
FT, W 1320 FT FOR POB, CONT W 27
DEG 790.96 FT TO N R/W OF A CO R

DYKES MICHAEL/DYKES ELIZABETH
355 SW ARBOR LN
LAKE CITY, FL 32024

2026

31-3S-16-02413-004



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	16	WD FR STUC 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
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

Quality	07	07
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DOR CODE	0100	SINGLE FAMILY
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MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	31316.00	1.00/
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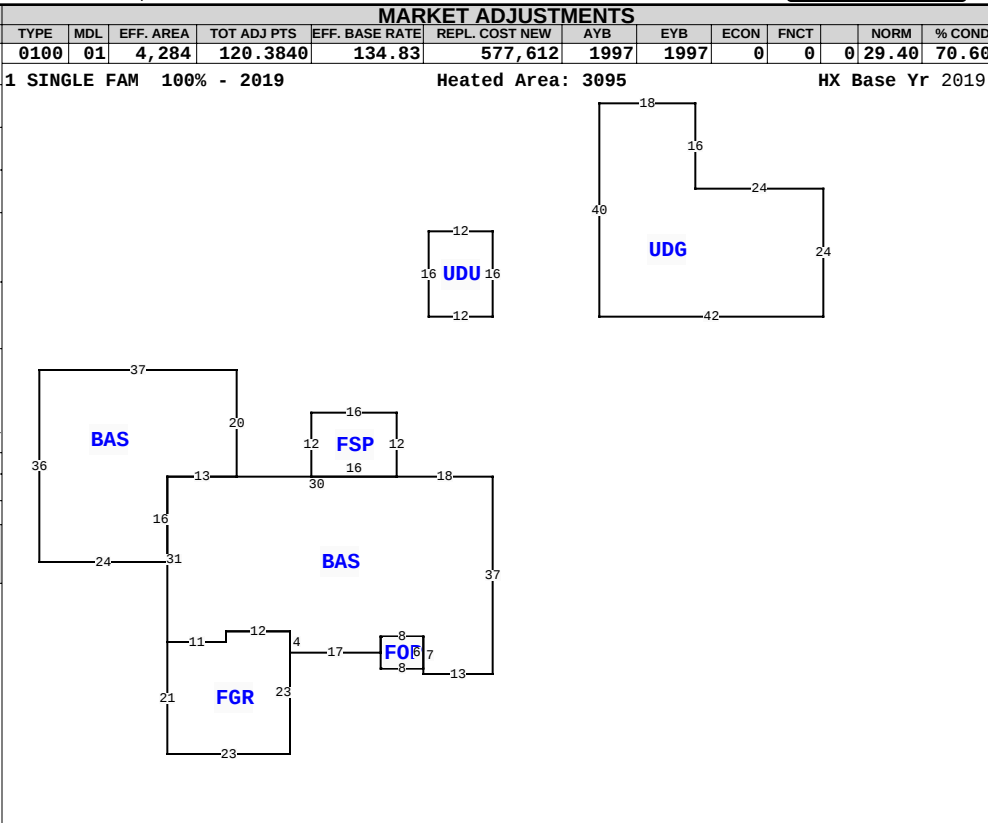
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,124	100		1,124	106,994
BAS	1,971	100		1,971	187,620
FGR	507	55		279	26,558
FOP	48	30		14	1,333
FSP	192	40		77	7,330
UDG	1,296	55		713	67,871
UDU	192	55		106	10,090

TOTALS	5,330			4,284	407,794
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	100	0	0	4,833.00	UT	1.50
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00
3	0280	POOL R/CON	0	100	16	24	384.00	UT	70.00
4	0282	POOL ENCL	0	100	30	42	1,260.00	UT	15.00
5	0166	CONC, PAVMT	0	100	20	42	840.00	UT	1.50
6	0060	CARPORT F	0	100	0	0	1.00	UT	1,300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	5.01

REVIEW DATE	07/08/2023	BY	KS
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355 SW ARBOR LN, LAKE CITY	BLD DATE	LGL DATE	04/07/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0	4,833.00	UT	1.50	1.50	75	1997	1997	3	75	5,437	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1997	1997	3	100	1,200	
3	0280	POOL R/CON	0	100	16	24	384.00	UT	70.00	70.00	100	1999	1999	3	40	10,752	
4	0282	POOL ENCL	0	100	30	42	1,260.00	UT	15.00	15.00	100	1999	1999	3	40	7,560	
5	0166	CONC, PAVMT	0	100	20	42	840.00	UT	1.50	1.50	100	1999	1999	3	100	1,260	
6	0060	CARPORT F	0	100	0	0	1.00	UT	1,300.00	1,300.00	100	2024	2023		100	1,300	

TOTAL OB/XF										27,509							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	0100	C	SFR	100		A-1	0.00	0.00	5.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	55,110

Total Acres: 5.01	Total Land Value: 55,110	Market: 0	Agricultural: 0
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COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE				407,794	
TOTAL MARKET OB/XF VALUE				27,509	
TOTAL LAND VALUE - MARKET				55,110	
TOTAL MARKET VALUE				490,413	
SOH/AGL Deduction				128,698	
ASSESSED VALUE				361,715	
TOTAL EXEMPTION VALUE		HX HB		50,722	
BASE TAXABLE VALUE				310,993	
TOTAL JUST VALUE				490,413	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				496,478	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38128	MAINT/ALTR	75	05/17/2019
37173	PUMP/UTPOL	50	09/04/2018
21233	ADDN SFR	170	11/04/2003
15558	POOL	100	05/24/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1352/1498	1/31/2018	WD	Q	I	01	290,200	
GRANTOR: CAROLYN HANCOCK							
GRANTEE: MICHAEL & ELIZABETH							
1276/1222	6/24/2014	PB	U	I	18	0	
GRANTOR: CLERK OF COURT (WAYNE							
GRANTEE: CAROLYN HANCOCK & A							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W18 FSP= N12 W16 S12 E16\$ W30 BAS= N20 W37 S36 E24 N16 E13\$ W13 S31 FGR= S21 E23 N23W12 S2 W11\$ E11 N2 E12 S4 E17 FOP= S3 E8 N6 W8 S3\$N3 E8 S7E13 N37\$ PTR= N30 UDU= N16 W12 S16 E12\$ S30\$ PTR= N30 E20 UDG= E42 N24 W24 N16 W18 S40\$ S30 W20\$.									