COMM AT NE COR, RUN S 475.81 FT
CONT SOUTH 160.29 FT, W 273.99 F
159.89 FT, E 273.96 FT, SOUTH 50

DEAS DANIEL ANDREW/DEAS LISA GWEN
161 SW ARBOR LN
LAKE CITY, FL 32024-3501

2026

31-3S-16-02413-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

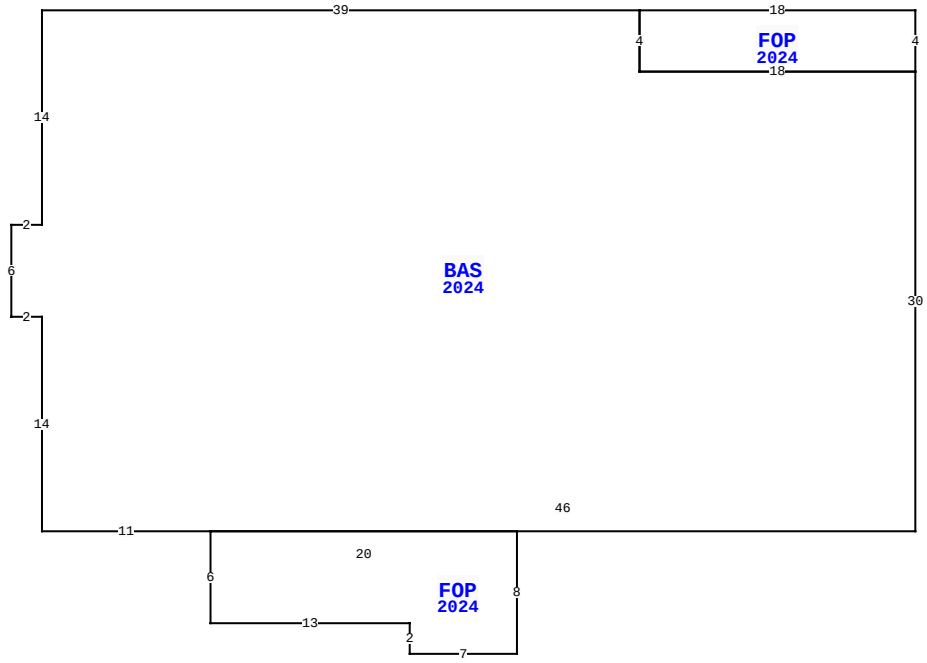
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	01	NONE 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	31316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,878	100	2024	1,878	237,233
FOP	72	30	2024	22	2,779
FOP	134	30	2024	40	5,053
TOTALS	2,084			1,940	245,065

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,940	115.0905	128.90	250,066	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2024 Heated Area: 1878 HX Base Yr 2024



161 SW ARBOR LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		245,065
TOTAL MARKET OB/XF VALUE		21,420
TOTAL LAND VALUE - MARKET		50,320
TOTAL MARKET VALUE		316,805
SOH/AGL Deduction		7,019
ASSESSED VALUE		309,786
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		259,064
TOTAL JUST VALUE		316,805
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		319,305

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045073	New Residential C	260,000	07/29/2022
000041911	Storage Building	26,000	05/13/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1412/2080	6/02/2020	WD	Q	V	01	74,400

GRANTOR: DONALD K & PHYLLIS W

GRANTEE: DANIEL A & LISA G D

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=20,-20] W39 S14 W2 S6 E2 S14 E11 E46 N30 W18 N4 $
FOP=[YR=2024;ORIG=12,14] W20 S6 E13 S2 E7 N8 $
FOP=[YR=2024;ORIG=20,-20] E18 S4 W18 N4 $
.

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	0030	BARN,MT	0	100	0	0	1.00	UT	21,420.00	21,420.00	100	2021	2021		100	21,420	

LAND DESCRIPTION

TOTAL OB/XF 21,420

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		A-1	0.00	0.00	6.29	AC		1.00	1.00	1.00	8,000.00	8,000.00	50,320							

REVIEW DATE 10/31/2023 BY HC Total Acres: 6.29 Total Land Value: 50,320 Market: 0 Agricultural: 0 Common: 50,320 PRINTED 11/18/2025 BY SYS