

THAT PORTION OF THE FOLLOWING DE
SEC 31: COMM AT SW COR OF SEC,
1871.16FT TO POB, N 6 DEG W 3516

GANSKOP MARK/GANSKOP LAUREN L
736 SW ARBOR LN
LAKE CITY, FL 32024

2026

31-3S-16-02417-000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	19	COMMON BRK 100			
Exterior Wall	00	N/A 0			
Roof Structure	08	IRREGULAR 100			
Roof Cover	14	PREFIN MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	13	LAM/VNLPLK 100			
Interior Floor	00	N/A 0			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms	4	100			
Bathrooms	4	100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units	0	100			
Condition Adj	03	03 100			
Kitchen Adjus	01	01 100			
Quality	07	07			
DOR CODE	5000	IMPROVED AG			
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	4,429	100		4,429	630,037
FGR	864	55		475	67,571
FOP	400	30		120	17,071
FOP	700	30		210	29,873
TOTALS	6,393			5,234	744,551

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	5,234	132.3080	148.18	775,574	2021	2021	0	0	0	4.00	96.00
1 SINGLE FAM		100% - 2022		Heated Area: 4429					HX Base Yr 2022			
The diagram shows a building footprint with two main sections: FOP (Front Porch) and BAS (Back Area). The FOP section is a rectangle with a width of 50 and a height of 14. The BAS section is a rectangle with a width of 50 and a height of 14. The total width of the building is 50 + 10 + 10 = 70. The total height is 14 + 10 + 10 = 34. The diagram also shows a side view of the building with dimensions 24, 19, 10, 14, 15, 16, 55, 10, 8, 16, 8, 10, 14, 22, 36, 24, 22, 10, 8, 16, 8, 10, 1												

EXTRA FEATURES							736 SW ARBOR LN, LAKE CITY				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	0040	BARN, POLE	0	100	53	77	1.00	UT	0.00	0.00	100	0	0	3	100	1,530		
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200		
3	0166	CONC, PAVMT	0	100	0	0	2,860.00	UT	3.00	3.00	100	2022	2021		100	8,580		
4	0260	PAVEMENT-A	0	100	0	0	12,672.00	UT	1.30	1.30	100	2022	2021		100	16,474		
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100				3	100	3,000	
6	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100				3	100	3,000	
7	9946	Well	0	100	0	0	1.00	UT	4,000.00	4,000.00	100				3	100	4,000	
8	0280	POOL R/CON	0	100	0	0	760.00	UT	70.00	70.00	100	2023	2022		95	50,540		
9	0166	CONC, PAVMT	0	100	0	0	1,638.00	UT	3.00	3.00	100	2023	2022		100	4,914		

LAND DESCRIPTION										TOTAL OB/XF 92,238															
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	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500								
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	62.62	AC		1.00	1.00	1.00	445.00	445.00	27,866								
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	48.00	AC		1.00	1.00	1.00	280.00	280.00	13,440								
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	110.62	AC		1.00	1.00	1.00	4,500.00	4,500.00	497,790								
REVIEW DATE		07/17/2023		BY KS		Total Acres: 111.62		Total Land Value: 45,806				Market: 497,790				Agricultural: 41,306		Common: 4,500		PRINTED 10/10/2025 BY SYS					

COLUMBIA COUNTY PROPERTY													PAGE 1 of 1				3
VALUATION SUMMARY																	
VALUATION BY													STANDARD				
Tax Group: 3													Tax Dist:				
BUILDING MARKET VALUE													744,551				
TOTAL MARKET OB/XF VALUE													92,238				
TOTAL LAND VALUE - MARKET													502,290				
TOTAL MARKET VALUE													882,595				
SOH/AGL Deduction													99,766				
ASSESSED VALUE													782,829				
TOTAL EXEMPTION VALUE													HX HB 50,722				
BASE TAXABLE VALUE													732,107				
TOTAL JUST VALUE													1,339,079				
NCON VALUE													0				
INCOME VALUE																	
PREVIOUS YEAR MKT VALUE													1,347,899				
XFOB:3:1: CORN BIN ARE PUT AS UST																	
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