

LOT 4 & 5 BLOCK 4 GWEN LAKE ESTA
328-310, 902-866, DC 1209-2535,

ARNOLD HAROLD E
489 NW SHELBY TER
LAKE CITY, FL 32055

2026

31-3S-17-06002-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.1	1.100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0100 SINGLE FAMILY	
MAP NUM	MKT AREA	06
NEIGHBORHOOD/LOC 31317.010 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,196	100		1,196	95,605
FOP	8	30		2	160
UCP	324	20		65	5,196
UST	60	45		27	2,158
TOTALS	1,588			1,290	103,119

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT 0.00	
2	0120	CLFENCE	4	0	100	0	1.00	UT 0.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0133	C	SFR LAKE	100		*RSF	2 0.00	0.00	21,608.25
2	0700	C	MISC RES	100		*RSF	2 0.00	0.00	22,055.30

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,290	109.8000	122.98	158,644	1960	1960	0	0	35.00	65.00

1 SINGLE FAM 100% - 2018 Heated Area: 1196 HX Base Yr 2018

Map showing lots BAS, FOP, UCP, and UST. Dimensions and area calculations are provided for each lot.

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/27/2022 MLU

TOTAL OB/XF									
1,000									

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		103,119	
TOTAL MARKET OB/XF VALUE		1,000	
TOTAL LAND VALUE - MARKET		34,841	
TOTAL MARKET VALUE		138,960	
SOH/AGL Deduction		38,901	
ASSESSED VALUE		100,059	
TOTAL EXEMPTION VALUE		55,722	
BASE TAXABLE VALUE		44,337	
TOTAL JUST VALUE		138,960	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		138,960	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
1209/2544	2/14/2011	PB	U	I	11	0	
GRANTOR: ORDER SUMM ADMIN (EST)							
GRANTEE: HAROLD E ARNOLD (EN)							
1040/2812	3/18/2005	WD	Q	V	01	100	
GRANTOR: HAROLD & PAULA ARNOLD							
GRANTEE: VANESSA DEAN ARNOLD							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W45 S28 E17 N2 E7 FOP= E4 N2 W4 S2\$ N2 E4 S2 E17 N2 UCP= E16 N18 UST= N6 W10 S6 E10\$ W10 N6 W6 S24\$ N24\$.									