

COMM AT SE COR OF NW1/4, RUN N 5
979.01 FT TO POB, W 349.91 FT, N
346.96 FT, S 297.24 FT TO POB.

DIAZ DE ARCE DANIEL/DIAZ DE ARCE CYNTHIA A
285 SW HOLLY GLN
LAKE CITY, FL 32024

2026

01-5S-16-03390-032

ELEMENT		CD	CONSTRUCTION		
Exterior Wall	32	HARDIE BRD	100		
Exterior Wall	00	N/A	0		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	14	PREFIN MT	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	13	LAM/VNLPK	100		
Interior Floor	00	N/A	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	07	07			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	01		
NEIGHBORHOOD/LOC	1516.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,928	100	2023	1,928	260,663
FCP	576	25	2023	144	19,469
FOP	48	30	2023	14	1,892
FOP	252	30	2023	76	10,275
FOP	340	30	2023	102	13,790
FUS	594	100	2023	594	80,308
TOTALS	3,738			2,858	386,398

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100% - 2023									
						Heated Area: 2522	HX Base Yr 2023				

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VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		386,398	
TOTAL MARKET OB/XF VALUE		1,080	
TOTAL LAND VALUE - MARKET		28,920	
TOTAL MARKET VALUE		416,398	
SOH/AGL Deduction		31,734	
ASSESSED VALUE		384,664	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		333,253	
TOTAL JUST VALUE		416,398	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		406,318	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1430/2190	2/19/2021	WD	U	V	30	20,000
GRANTOR: LATIMER JOSHUA DANIEL						
GRANTEE: DIAZ DE ARCE DANIEL						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/20/2026	MLU

BUILDING NOTES	
BAS=[YR=2023;ORIG=-1,20] S42 E32 N9 E28 N23 W34 N10 W5 W6 W15 \$	
FUS=[YR=2023;ORIG=36,-12] E27 S22 W27 N22 \$	
FOP=[YR=2023;ORIG=25,20] E34 S10 W34 N10 \$	
FOP=[YR=2023;ORIG=31,53] E28 S9 W28 N9 \$	
FOP=[YR=2023;ORIG=14,12] E6 S8 W6 N8 \$	
FCP=[YR=2023;ORIG=1,-12] S24 E13 E6 E5 N24 W24 \$	

EXTRA FEATURES																
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		360.00	UT	3.00				3.00	1,080	

LAND DESCRIPTION												TOTAL OB/XF												
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100			0.00	0.00	2.41	AC		1.00	1.00	1.00	12,000.00	12,000.00	28,920							