LOT 11 BLOCK 1 OAK HILL ESTATES
876-2614, 904-1503, 1505, 917-13

GALLEGO LEONARD ALEXANDER
171 SE ARAPAHOE LN
LAKE CITY, FL 32025

2027

03-4S-17-07502-000

BUILDING CHARACTERISTICS

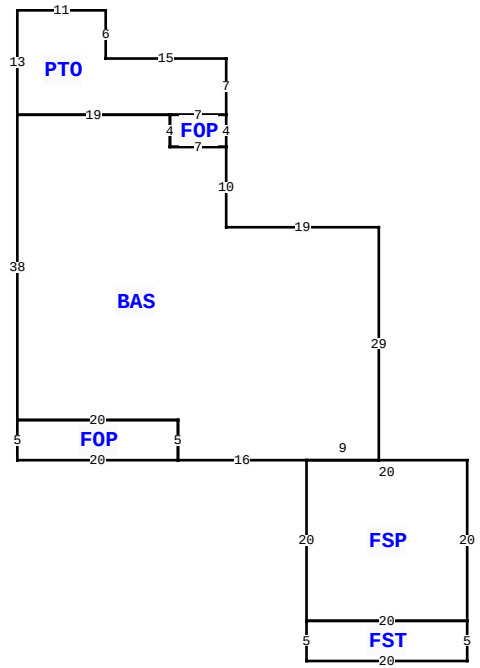
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	3417.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,541	100		1,541	134,973
FOP	28	30		8	701
FOP	100	30		30	2,628
FSP	400	40		160	14,014
FST	100	55		55	4,817
PTO	248	5		12	1,051
TOTALS	2,417			1,806	158,183

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,806	122.5000	134.75	243,358	1964	1964	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2023 Heated Area: 1541 HX Base Yr 2023



171 SE ARAPAHOE LN, LAKE CITY

BLD DATE		LGL DATE	04/21/2023 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	158,183
TOTAL MARKET OB/XF VALUE	2,000
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	178,683
SOH/AGL Deduction	925
ASSESSED VALUE	177,758
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	126,347
TOTAL JUST VALUE	178,683
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	181,559

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17141	REMODEL	230	06/29/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1430/2278	2/18/2021	WD	Q	I	01	134,900
GRANTOR: EDDINGS RACHEL S						
GRANTEE: GALLEGO LEONARD ALE						
1430/2277	2/18/2021	QC	U	I	11	100
GRANTOR: EDDINGS STEVEN M						
GRANTEE: EDDINGS RACHEL S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 N10 FOP= N4 W7 S4 E7$ W7 N4 PTO= E7 N7 W15 N6 W11 S13 E19$ W19 S38 FOP= S5 E20 N5 W20$ E20 S5 E16 FSP= S20 FST= S5 E20 N5 W20$ E20 N20 W20$ E9 N29$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 2,000

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		RSF-2	80.00	120.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 06/25/2020 BY KR Total Acres: 0.22 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS