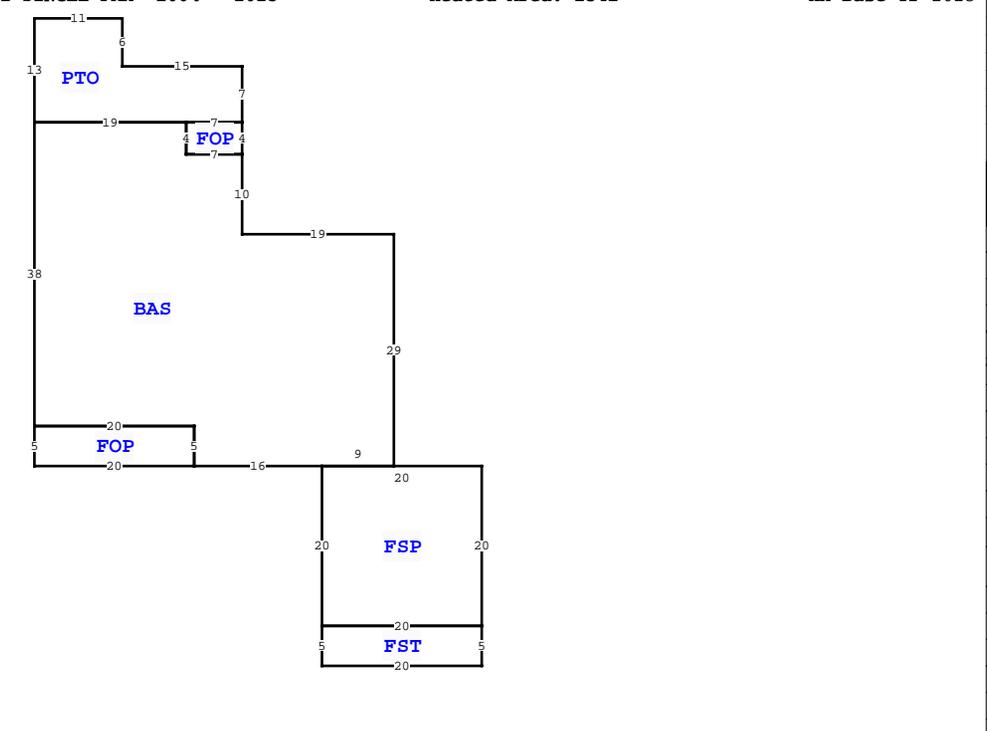


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectural	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

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	137.20	247,783	1964	1964	0	0	35.00	65.00



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,541	100		1,541	137,426
FOP	28	30		8	714
FOP	100	30		30	2,675
FSP	400	40		160	14,269
FST	100	55		55	4,905
PTO	248	5		12	1,070
TOTALS	2,417			1,806	161,059

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		161,059	
TOTAL MARKET OB/XF VALUE		2,000	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		181,559	
SOH/AGL Deduction		8,978	
ASSESSED VALUE		172,581	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		121,170	
TOTAL JUST VALUE		181,559	
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						

EXTRA FEATURES

171 SE ARAPAHOE LN, LAKE CITY

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

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	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	

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\$.

LAND DESCRIPTION

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