LOT 1 BLOCK 2 OAK HILL ESTATES R
448-111, 659-003, 892-342, 961-1

ANDREW JAMES A/OTA JEFF
202 SE ARAPAHOE LN
LAKE CITY, FL 32025

2027

03-4S-17-07511-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 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		2 100
Frame	01	NONE 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

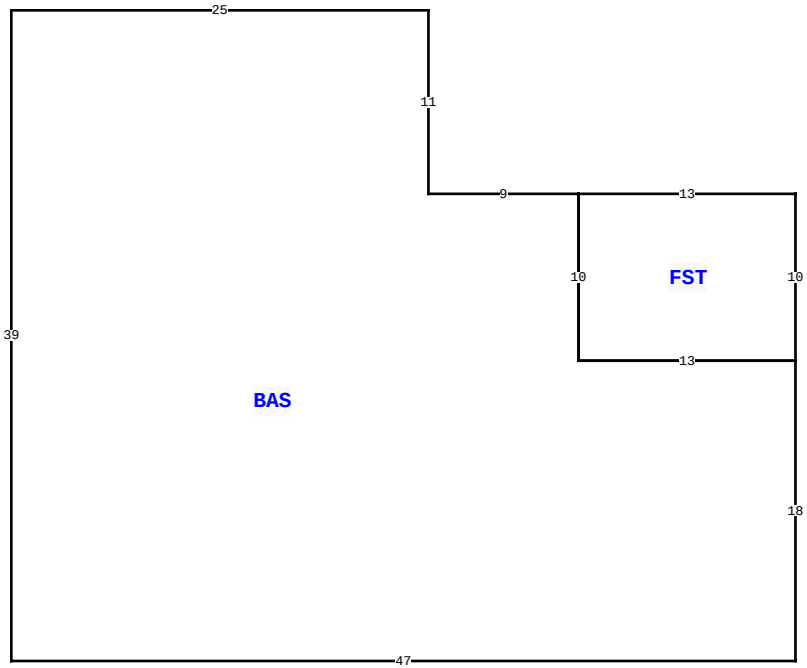
NEIGHBORHOOD/LOC 3417.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,461	100		1,461	115,620
FST	130	55		72	5,698
TOTALS	1,591			1,533	121,318

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,533	110.6820	121.75	186,643	1963	1963	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2024 Heated Area: 1461 HX Base Yr



202 SE ARAPAHOE LN, LAKE CITY

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

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	0296	SHED METAL	0	0	8	8	64.00	UT	5.00	5.00	100	2004	2004	3	100	320	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	300	
3	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	
5	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	121,318
TOTAL MARKET OB/XF VALUE	1,420
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	141,238
SOH/AGL Deduction	0
ASSESSED VALUE	141,238
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	141,238
TOTAL JUST VALUE	141,238
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	143,440

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046983	Electrical Servic	0	04/17/2023
000046927	Roof Replacement	9,430	04/11/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1488/1517	4/07/2023	WD	Q	I	01	162,000
GRANTOR: LANG ANDREW						
GRANTEE: ANDREW JAMES A						
1267/1094	12/18/2013	WD	U	I	12	40,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: ANDREW LANG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 S39 E47 N18 FST= N10 W13 S10 E13$ W13 N10 W9 N11$.

LAND DESCRIPTION

TOTAL OB/XF 1,420

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	0		RSF-2	127.00	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 06/26/2023 BY ME Total Acres: 0.36 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS