

LOT 2 BLOCK 8 OAK HILL ESTATES  
 REPLAT ADDITION #1.  
 ORB 399-311, 595-526, 753-04,

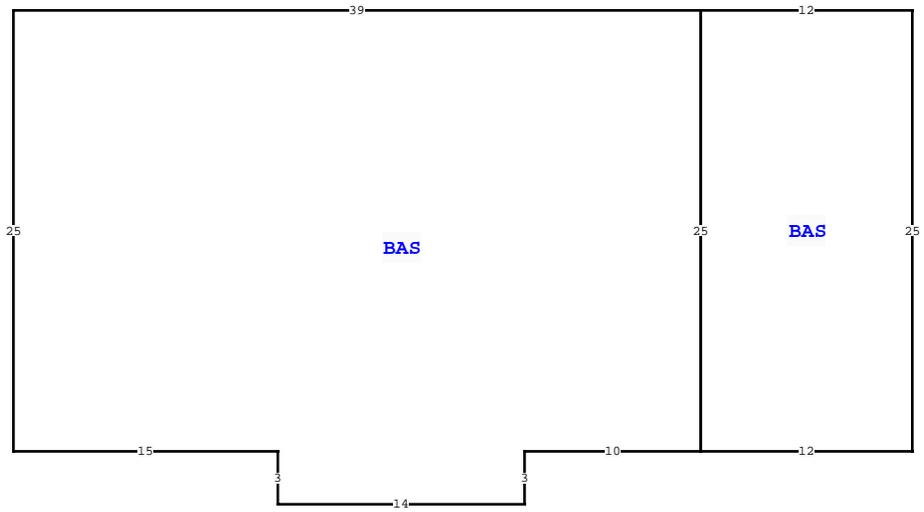
WARD NELSON E  
 251 SE ARAPAHOE LANE  
 LAKE CITY, FL 32025

2026

03-4S-17-07562-002

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1	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
BAS	300	100	
BAS	1,017	100	
TOTALS	1,317		1,317 112,258

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,317	111.6000	127.22	167,549	1992	1992	0	0	33.00	67.00
1 SINGLE FAM 100% - 0 Heated Area: 1317 HX Base Yr											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			112,258
TOTAL MARKET OB/XF VALUE			965
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			131,723
SOH/AGL Deduction			49,090
ASSESSED VALUE			82,633
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			31,222
TOTAL JUST VALUE			131,723
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			131,401
SALE:2:1: LOT 2, BLK 8, OAK HILL REPLAT			
SALE:1:1: LOT 2 BLK 8 OAK HILL REPLAT			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0883/0036	6/01/1999	WD	Q	I	01	40,000
GRANTOR: NICOLETTE CARTER WARD						
GRANTEE: NELSON WARD						
0759/1380	5/01/1992	WD	Q	I		44,100
GRANTOR: VIVIANA M WATSON						
GRANTEE: WARD-CARTER						

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	9	25	225.00	UT	1.40	1.40	100	0	0	3	100	315	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	300	
4	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	50	
TOTALS															1,317	112,258	

251 SE ARAPAHOE LN, LAKE CITY

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS= W39 S25 E15 S3 E14 N3 E10 BAS= E12 N25 W12 S25\$ N25\$.			

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		RSF-2	85.00	121.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							