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

2027

03-4S-17-07562-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	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

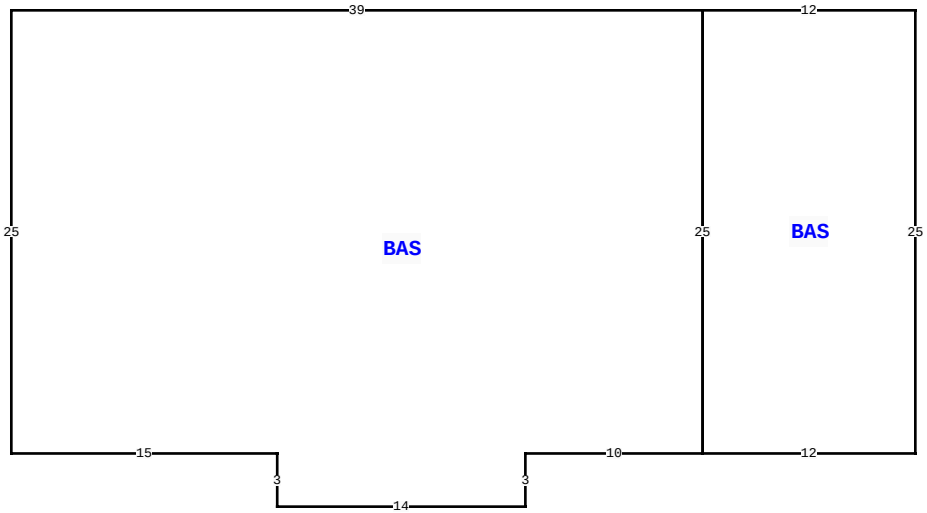
NEIGHBORHOOD/LOC 3417.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	300	100		300	24,675
BAS	1,017	100		1,017	83,647
TOTALS	1,317			1,317	108,322

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	122.76	161,675	1992	1992	0	0	0	33.00	67.00

1 SINGLE FAM 100% - 0 Heated Area: 1317 HX Base Yr



251 SE ARAPAHOE LN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		108,322
TOTAL MARKET OB/XF VALUE		965
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		127,787
SOH/AGL Deduction		42,675
ASSESSED VALUE		85,112
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		33,701
TOTAL JUST VALUE		127,787
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		129,755

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						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 965

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	85.00	121.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 03/16/2017 BY DF Total Acres: 0.24 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/16/2026 BY SYS