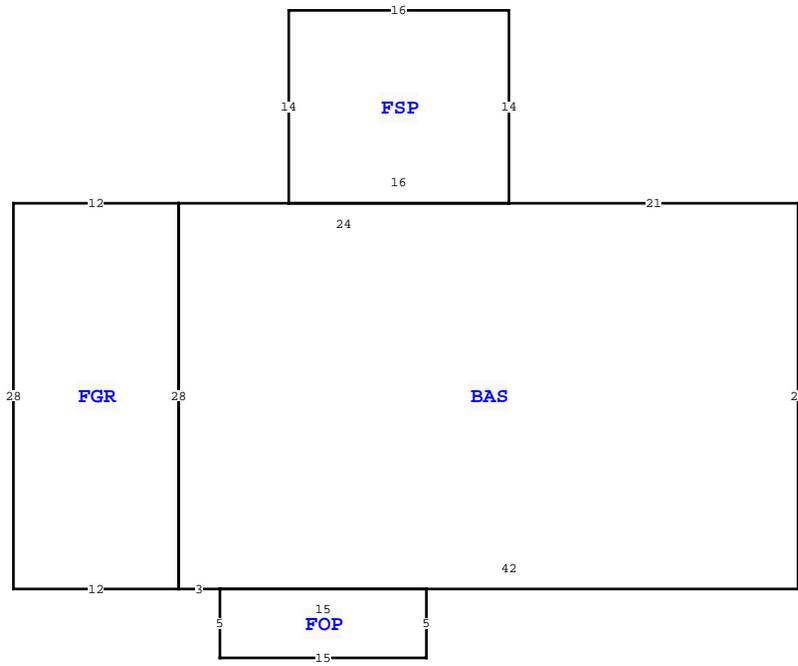


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,557	122.4000	139.54	217,264	1997	1997	0	0	28.00	72.00		
1 SINGLE FAM 100% - 2026 Heated Area: 1260 HX Base Yr 2026													



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	1,260	100		1,260	126,590
FGR	336	55		185	18,587
FOP	75	30		22	2,210
FSP	224	40		90	9,042
TOTALS	1,895			1,557	156,430

267 SE ARAPAHOE LN, LAKE CITY

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

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	0	0	574.00	UT	3.00	3.00	100	1997	1997	3	100	1,722	
2	0296	SHED METAL	0	100	12	13	156.00	UT	12.00	12.00	100	2004	2004	3	100	1,872	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	600	

TOTAL OB/XF 4,194

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							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 2		Tax Dist:		
BUILDING MARKET VALUE		156,430		
TOTAL MARKET OB/XF VALUE		4,194		
TOTAL LAND VALUE - MARKET		18,500		
TOTAL MARKET VALUE		179,124		
SOH/AGL Deduction		0		
ASSESSED VALUE		179,124		
TOTAL EXEMPTION VALUE		HX HB 51,411		
BASE TAXABLE VALUE		127,713		
TOTAL JUST VALUE		179,124		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		178,512		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054641	Roof Replacement	9,500	12/08/2025
29083	MAINT/ALTR	35	12/20/2011
11754	SFR	215	10/15/1996
11755	M H	125	10/15/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1308/1583	12/30/2015	WD	Q	I	01	106,500
GRANTOR: WALTER M 111 & ASHLEY						
GRANTEE: ARIN F MURPHY						
1212/1076	3/25/2011	WD	U	I	40	92,900
GRANTOR: GARY K & SUSAN C FISK						
GRANTEE: WALTER M III & ASHL						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W21 FSP= N14 W16 S14 E16\$ W24 FGR= W12 S28 E12 N28\$ S28 E3 FOP= S5 E15 N5 W15\$ E42 N28\$.