LOT 2 BLOCK 9 OAK HILL ESTATES R #1.

BECK WILLIAM P
266 SE ARAPAHOE LN
LAKE CITY, FL 32025

2027

03-4S-17-07563-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
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

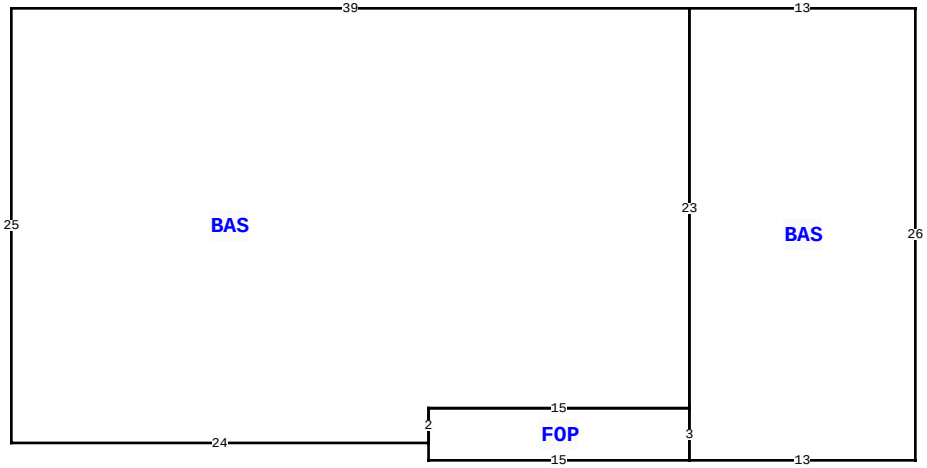
NEIGHBORHOOD/LOC 3417.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	338	100		338	37,961
BAS	945	100		945	106,134
FOP	45	30		14	1,573
TOTALS	1,328			1,297	145,667

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,297	120.1200	132.13	171,373	1993	2010	0	0	0	15.00	85.00

1 SINGLE FAM 100% - 2023 Heated Area: 1283 HX Base Yr 2023



266 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	0166	CONC,PAVMT	0	100	9	41	369.00	UT	1.40	1.40	100	0	0	3	100	517	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	200	
3	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		145,667
TOTAL MARKET OB/XF VALUE		817
TOTAL LAND VALUE - MARKET		20,905
TOTAL MARKET VALUE		167,389
SOH/AGL Deduction		0
ASSESSED VALUE		167,389
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		115,978
TOTAL JUST VALUE		167,389
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		170,034

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1466/2264	5/13/2022	WD	Q	I	01	166,500
GRANTOR: ANDREWS ROBERT JAMES						
GRANTEE: BECK WILLIAM P						
1399/1643	11/20/2019	WD	Q	I	01	119,000
GRANTOR: ANNA RUIS & ROBERT OE						
GRANTEE: ROBERT JAMES ANDREW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W39 S25 E24 FOP= S1 E15 N3 W15 S2$ N2 E15 BAS= S3 E13 N26 W13 S23$ N23$.

LAND DESCRIPTION

TOTAL OB/XF 817

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	1.13	18,500.00	20,905.00	20,905							

REVIEW DATE 03/16/2017 BY DF Total Acres: 0.24 Total Land Value: 20,905 Market: 0 Agricultural: 0 Common: 20,905 PRINTED 11/16/2026 BY SYS