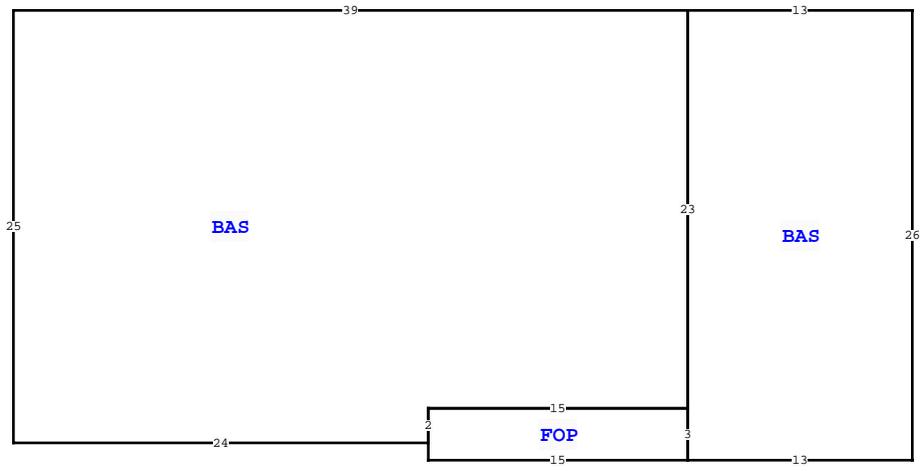


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.1	1.100	
Architectual Units	05	CONV	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	338	100	
BAS	945	100	
FOP	45	30	
TOTALS	1,328		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2023								
				Heated Area: 1283			HX Base Yr 2023				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		150,969	
TOTAL MARKET OB/XF VALUE		817	
TOTAL LAND VALUE - MARKET		20,905	
TOTAL MARKET VALUE		172,691	
SOH/AGL Deduction		5,779	
ASSESSED VALUE		166,912	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		115,501	
TOTAL JUST VALUE		172,691	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		171,779	

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						

EXTRA FEATURES		266 SE ARAPAHOE LN, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0166	CONC, PAVMT	0 100
2	0169	FENCE/WOOD	0 100
3	0261	PRCH, UOP	0 100

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	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	
TOTAL OB/XF 817																

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																						
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	1.13	18,500.00	20,905.00	20,905							