

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	80
Exterior Wall	19	COMMON BRK	20
Roof Structure	08	IRREGULAR	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	15	HARDTILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectural	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	1,269	100	
FOP	51	30	
TOTALS	1,320		
			1,284
			123,378

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%	- 2019		Heated Area: 1269					HX Base Yr	2019	

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2																			
VALUATION BY				STANDARD																				
Tax Group: 2		Tax Dist:																						
BUILDING MARKET VALUE				123,378																				
TOTAL MARKET OB/XF VALUE				618																				
TOTAL LAND VALUE - MARKET				18,500																				
TOTAL MARKET VALUE				142,496																				
SOH/AGL Deduction				44,960																				
ASSESSED VALUE				97,536																				
TOTAL EXEMPTION VALUE				51,411																				
BASE TAXABLE VALUE				46,125																				
TOTAL JUST VALUE				142,496																				
NCON VALUE				0																				
INCOME VALUE																								
PREVIOUS YEAR MKT VALUE				144,541																				
LAND:2:1: 10,285 SF. NO IMPROVED ROAD TO DATE.																								
PERMIT NUM	DESCRIPTION	AMT	ISSUED																					
000046026	Solar Power Syste	29,919	12/02/2022																					
18917	SFR	242	11/02/2001																					
SALES DATA																								
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE																		
1369/2610	10/03/2018	WD	Q	I	01	110,000																		
GRANTOR: BRIAN DUNCAN																								
GRANTEE: JERRY TANKERSLEY																								
0986/1320	6/18/2003	WD	Q	I		60,000																		
GRANTOR: DION & JESSE TAYLOR																								
GRANTEE: BRIAN DUNCAN																								
BLD DATE																								
XF DATE																								
INC DATE																								
LGL DATE																								
LAND DATE						04/21/2023																		
AG DATE						MLU																		
EXTRA FEATURES						298 SE ARAPAHOE LN, LAKE CITY																		
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		309.00	UT	2.00				618										
TOTAL OB/XF 618																								
LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							