

E 75 FT LOT 10 & W 50 FT LOT
11 BLOCK 4 LAKE FOREST S/D
UNIT 1.

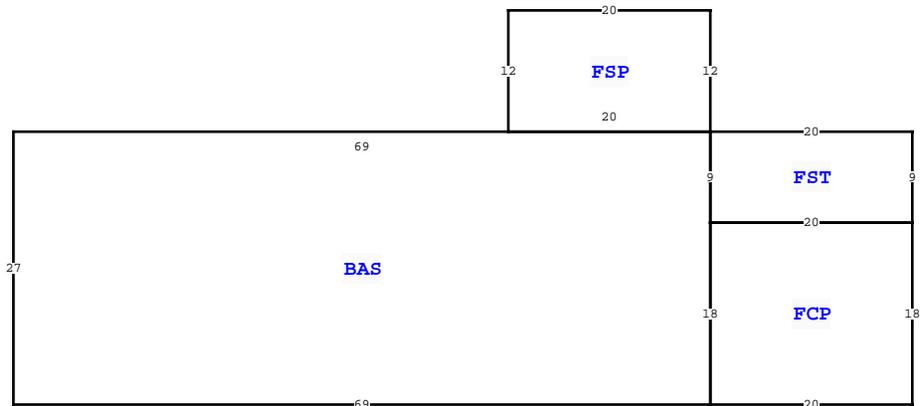
HOPSON DOROTHY PAGE TYRE
551 SW ARREDONDO PL
LAKE CITY, FL 32025

2026

06-4S-17-07865-000

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG. 70
Exterior Wall	19 COMMON BRK 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	03 PLASTER 100
Interior Floor	12 HARDWOOD 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
Architectural Units	05 CONV 100 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

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%	- 2003									
				Heated Area: 1863				HX Base Yr 2003				



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	1
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 1	Tax Dist:			
BUILDING MARKET VALUE	177,778			
TOTAL MARKET OB/XF VALUE	720			
TOTAL LAND VALUE - MARKET	18,500			
TOTAL MARKET VALUE	196,998			
SOH/AGL Deduction	95,713			
ASSESSED VALUE	101,285			
TOTAL EXEMPTION VALUE	HX HB WX 56,411			
BASE TAXABLE VALUE	44,874			
TOTAL JUST VALUE	196,998			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	196,998			

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W69 S27 E69 FCP= E20 N18 W20 S18\$ N18 FST= E20 N9 W20 S9\$ N9 FSP= N12 W20 S12 E20\$.	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,863	100		1,863	154,190
FCP	360	25		90	7,449
FSP	240	40		96	7,946
FST	180	55		99	8,194
TOTALS	2,643			2,148	177,778

551 SW ARREDONDO PL, 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			0.00	100	0	0	3	100	160	
2	0258	PATIO	0	100	0	0			0.00	100	0	0	3	100	60	
3	0120	CLFENCE 4	0	100	0	0			0.00	100	1993	1993	3	100	300	
4	0296	SHED METAL	0	100	6	12			0.00	100	1993	1993	3	100	200	

LAND DESCRIPTION																								
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	225.00	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

TOTAL OB/XF													720