LOT 3 & E1/2 OF LOT 4 BLOCK 5 LA
UNIT 1.

DAUGHTRY BETTY JEAN LIVING TRUST DATED NOVEMBER 28
530 SW ARREDONDO PL
LAKE CITY, FL 32025

2027

06-4S-17-07868-000

BUILDING CHARACTERISTICS

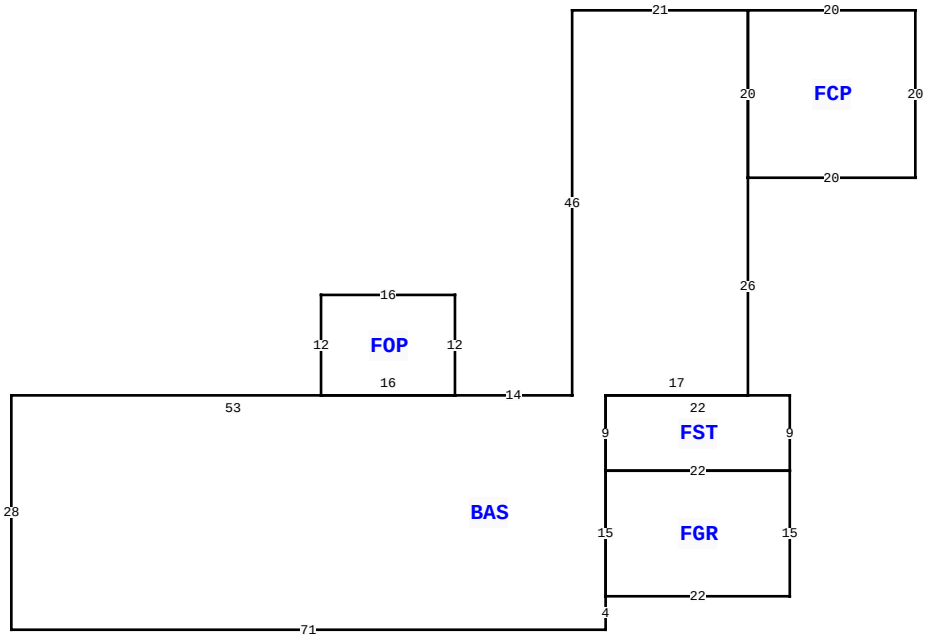
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6417.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,954	100		2,954	221,272
FCP	400	25		100	7,491
FGR	330	55		182	13,633
FOP	192	30		58	4,345
FST	198	55		109	8,165
TOTALS	4,074			3,403	254,905

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,403	104.7600	115.24	392,162	1962	1962	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2021 Heated Area: 2954 HX Base Yr



530 SW ARREDONDO PL, LAKE CITY

BLD DATE		LGL DATE	04/21/2023 MLU
XF DATE		LAND DATE	
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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2011	2011	3	100	1,200	
3	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	254,905
TOTAL MARKET OB/XF VALUE	1,450
TOTAL LAND VALUE - MARKET	23,125
TOTAL MARKET VALUE	279,480
SOH/AGL Deduction	0
ASSESSED VALUE	279,480
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	279,480
TOTAL JUST VALUE	279,480
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	284,103

PERMIT NUM	DESCRIPTION	AMT	ISSUED
449	MAINT/ALTR	25	10/24/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1422/0584	8/17/2020	TD	U	I	18	100
GRANTOR: DIANE D HARRELL & OLA						
GRANTEE: DAUGHTRY BETTY JEAN						
1298/0731	7/22/2015	WD	U	I	11	100
GRANTOR: BETTY JEAN DAUGHTRY						
GRANTEE: BETTY JEAN DAUGHTRY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FOP= N12 W16 S12 E16$ W53 S28 E71 N4 FGR= E22 N15 W22 S15$ N15 FST= E22 N9 W22 S9$ N9 E17 N26 FCP= E20 N20 W20 S20$ N20 W21 S46$.

LAND DESCRIPTION

TOTAL OB/XF 1,450

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	0		*RSF-2	250.00	125.00	1.00	LT		1.00	1.00	1.25	18,500.00	23,125.00	23,125							

REVIEW DATE 09/15/2016 BY DF Total Acres: 0.43 Total Land Value: 23,125 Market: 0 Agricultural: 0 Common: 23,125 PRINTED 11/17/2026 BY SYS