LOT 7 BLOCK 5 LAKE FOREST S/D UN
PB 1236-2130, PB 1312-1570, WD 1

REYNOSO LAPARRA ARSUILO BERNABE/DO REYNOSO OSBINDA
616 SW ARREDONDO PL
LAKE CITY, FL 32025

2027

06-4S-17-07872-000

BUILDING CHARACTERISTICS

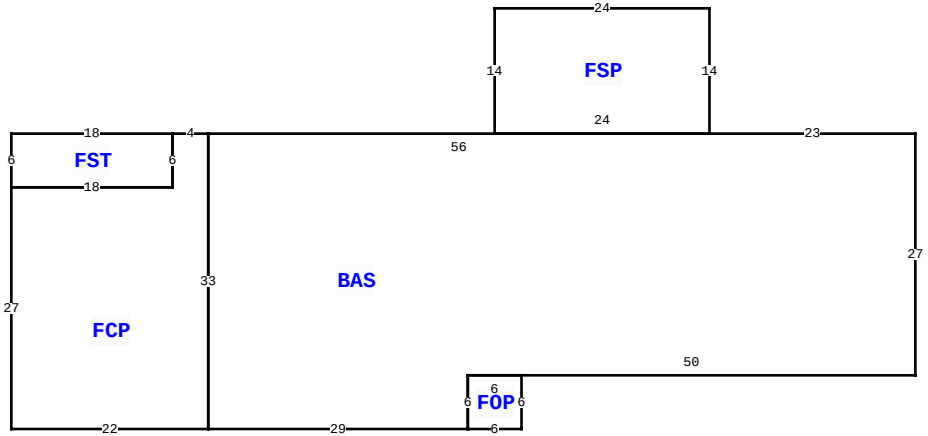
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	07	07
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	2,307	100		2,307	200,310
FCP	618	25		154	13,371
FOP	36	30		11	955
FSP	336	40		134	11,635
FST	108	55		59	5,123
TOTALS	3,405			2,665	231,394

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,665	121.4400	133.58	355,991	1963	1963	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2022 Heated Area: 2307 HX Base Yr



616 SW ARREDONDO PL, 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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	130	
2	0294	SHED WOOD/	0	0	10	20	200.00	UT	5.50	5.50	100	1995	1995	3	100	1,100	
3	0166	CONC,PAVMT	0	0	0	0	1,344.00	UT	1.50	1.50	100	1995	1995	3	100	2,016	
4	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	231,394
TOTAL MARKET OB/XF VALUE	3,546
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	253,440
SOH/AGL Deduction	0
ASSESSED VALUE	253,440
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	253,440
TOTAL JUST VALUE	253,440
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	257,650

PERMIT NUM	DESCRIPTION	AMT	ISSUED
551	ADDN SFR	28	10/20/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1443/673	7/22/2021	WD	U	I	38	156,500
GRANTOR: POPE LEARIE & NETESHA						
GRANTEE: MOORE RICHARD G						
1444/301	7/21/2021	WD	U	I	37	156,500
GRANTOR: MOORE RICHARD G						
GRANTEE: REYNOSO LAPARRA ARS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 FSP= N14 W24 S14 E24$ W56 FCP= W4 FST= W18 S6E18 N6$
S6 W18 S27 E22 N33$ S33 E29 FOP= E6 N6 W6 S6$ N6 E50 N27$.

LAND DESCRIPTION

TOTAL OB/XF 3,546

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	28.00	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 09/15/2016 BY DF Total Acres: 0.37 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS