

COMM SE COR OF SW1/4 OF NW1/4 RU
W 25.01 FT TO W R/W YOUNG RD FOR
W 636.37 FT, N 532.74 FT, E 337.

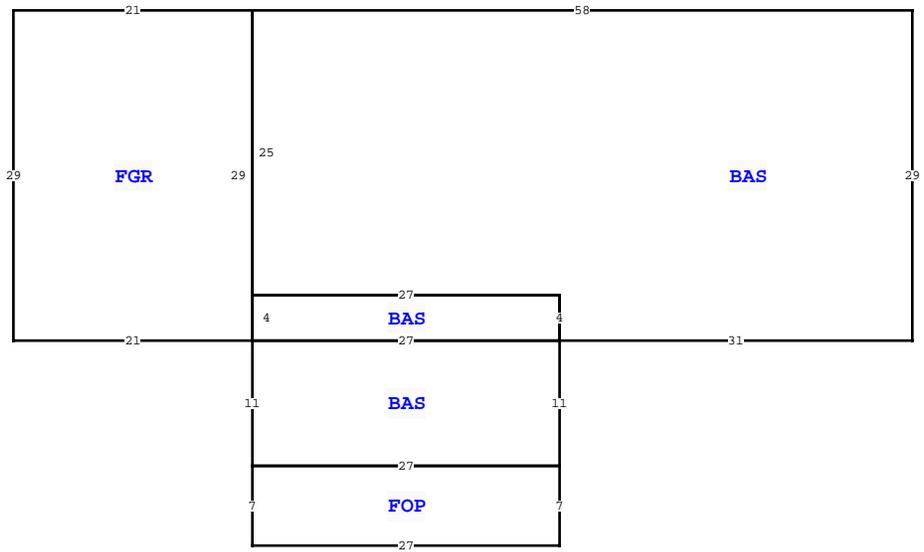
ARTHUR MICHAEL/ARTHUR WANDA
P O BOX 2145
LAKE CITY, FL 32056-2145

2026

14-5S-16-03620-000
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	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	5000 IMPROVED AG		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	14516.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	108	100	
BAS	297	100	
BAS	1,574	100	
FGR	609	55	
FOP	189	30	
TOTALS	2,777		

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%	2006		298,888	1974	1980	0	0	35.00	65.00
			Heated Area: 1979				HX Base Yr	2006			



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			194,277
TOTAL MARKET OB/XF VALUE			24,013
TOTAL LAND VALUE - MARKET			61,000
TOTAL MARKET VALUE			232,634
SOH/AGL Deduction			88,780
ASSESSED VALUE			143,854
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			92,443
TOTAL JUST VALUE			279,290
NCON VALUE			3,400
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			269,984

PERMIT NUM	DESCRIPTION	AMT	ISSUED
53555	Roof Replacement	23,795	07/11/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1042/1497	3/31/2005	WD	Q	I		144,000
GRANTOR: LOWER LOWNDES INC						
GRANTEE: MICHAEL & WANDA ART						
1032/2119	11/24/2004	CT	Q	I	01	81,500
GRANTOR: CLERK OF COURT (BOHLS)						
GRANTEE: LOWER LOWNDES INC						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100
3	0166	CONC, PAVMT	0	100	24	31	744.00	UT	1.40	1.40	100
4	0297	SHED CONCR	0	100	0	0	1.00	UT	0.00	0.00	100
5	0166	CONC, PAVMT	0	100	0	0	2,904.00	UT	2.25	2.25	70
6	0258	PATIO	0	100	24	17	408.00	UT	2.25	2.25	100
7	0081	DECKING WI	0	100	18	19	342.00	UT	8.50	8.50	100
8	0262	PRCH, FOP	0	100	0	0	1.00	UT	0.00	0.00	100
9	0294	SHED WOOD/	0	100	20	30	600.00	UT	10.00	10.00	100
10	0140	CLFENCE 6	0	100	0	0	192.00	UT	7.50	7.50	100
11	0120	CLFENCE 4	0	100	0	0	224.00	UT	5.50	5.50	100

TOTAL OB/XF											
20,613											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC	1.00
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	4.80	AC	1.00
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	4.80	AC	1.00

BUILDING NOTES											
BAS= W58 FGR= W21 S29 E21 N29\$ S25 BAS= S4 BAS= S11 FOP= S7 E27 N7 W27\$ E27 N11 W27\$ E27 N4 W27\$ E27 S4 E31 N29\$.											

BUILDING DIMENSIONS											
BAS= W58 FGR= W21 S29 E21 N29\$ S25 BAS= S4 BAS= S11 FOP= S7 E27 N7 W27\$ E27 N11 W27\$ E27 N4 W27\$ E27 S4 E31 N29\$.											

LAND DESCRIPTION												TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% 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		A-1	0.00	0.00	1.00	AC	1.00	1.00	1.00	13,000.00	13,000.00	13,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	4.80	AC	1.00	1.00	1.00	280.00	280.00	1,344							
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	4.80	AC	1.00	1.00	1.00	10,000.00	10,000.00	48,000							

