S 140 FT LOT 2 EASTWOOD S/D
UNIT 2. ORB 673-365, 745-1110,
793-1334, 796-62, PB 1278-63,

ARRINGTON CERIK
3182 SE COUNTRY CLUB RD
LAKE CITY, FL 32025

2027

15-4S-17-08360-179

BUILDING CHARACTERISTICS

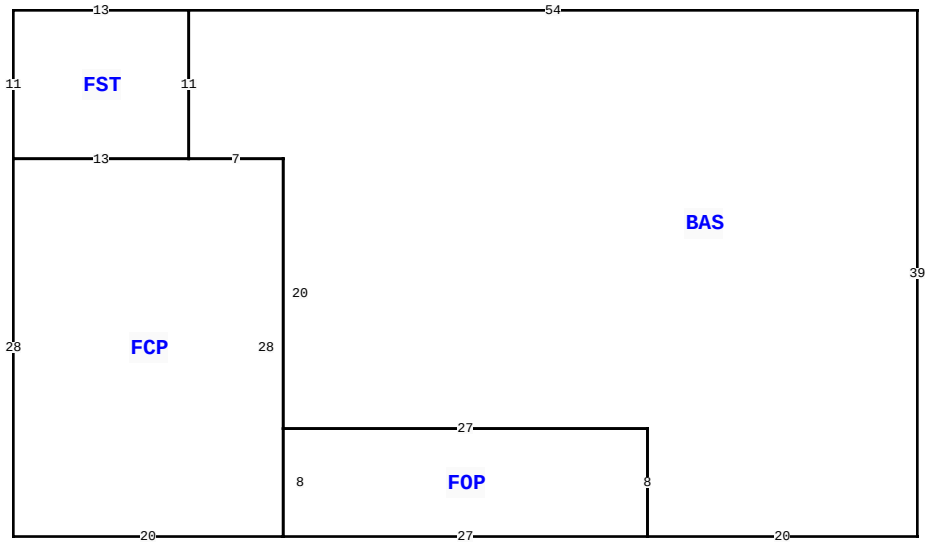
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	08	WD OR PLY 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	15417.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,694	100		1,694	140,897
FCP	560	25		140	11,644
FOP	216	30		65	5,406
FST	143	55		79	6,571
TOTALS	2,613			1,978	164,518

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,978	116.3250	127.96	253,105	1983	1983	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2019 Heated Area: 1694 HX Base Yr 2019



3182 SE COUNTRY CLUB RD, 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	3,040	
3	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	250	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		164,518
TOTAL MARKET OB/XF VALUE		5,090
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		188,108
SOH/AGL Deduction		58,618
ASSESSED VALUE		129,490
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		78,079
TOTAL JUST VALUE		188,108
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		191,091

SALE:1:1: S 140 FT LOT 2 EASTWOOD UNIT 2

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1292/0054	12/31/2014	PR	U	I	11	100
GRANTOR: WILLIE EUGENE ARRINGT						
GRANTEE: REBECCA TIMMERMAN H						
0793/1334	7/22/1994	WD	Q	I		69,500
GRANTOR: LINDA C CHANDLER						
GRANTEE: BILLY W ARRINGTON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W54 FST= W13 S11 E13 N11$ S11 FCP= W13 S28 E20 N28W7$ E7 S20 FOP= S8 E27 N8 W27$ E27 S8 E20 N39$.

LAND DESCRIPTION

TOTAL OB/XF 5,090

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	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 04/21/2017 BY BC Total Acres: 0.79 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS