COMM NW COR OF SEC, RUN E 1610.3
CONT E 864.45 FT, S 704 FT, NW 9
PT 304 FT S OF N LINE OF SEC, N

KIRBY DENISE ARNOLD/ARNOLD JAMES E
1226 S MARION AVE
LAKE CITY, FL 32025

**2027**

**20-3S-16-02189-000**

## BUILDING CHARACTERISTICS

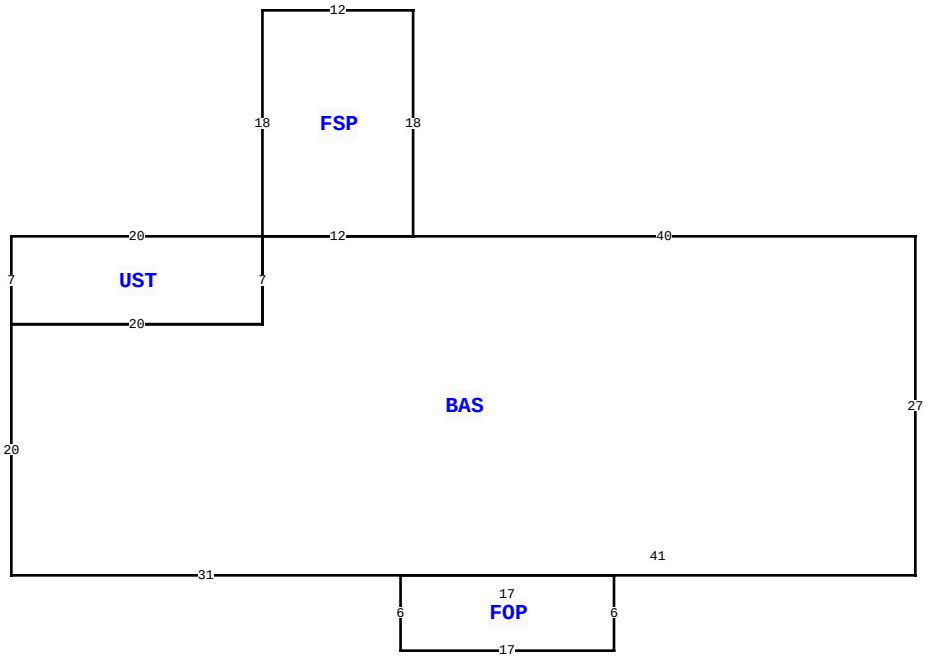
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 06 | VINYL ASB 10 |
| Air Condition | 03 | CENTRAL 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 | 5048 | IMP AG/WAREHOUSE |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 20316.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,804 | 100 | | 1,804 | 142,002 |
| FOP | 102 | 30 | | 31 | 2,440 |
| FSP | 216 | 40 | | 86 | 6,770 |
| UST | 140 | 45 | | 63 | 4,959 |
| TOTALS | 2,262 | | | 1,984 | 156,170 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,984 | 110.0950 | 121.10 | 240,262 | 1962 | 1975 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 0% - 2024 Heated Area: 1804 HX Base Yr




2618 NW NASH RD, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/04/2026 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 | 0030 | BARN,MT | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 11,284 | |
| 2 | 0296 | SHED METAL | 0 | 0 | 10 | 16 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 160 | |
| 3 | 0296 | SHED METAL | 0 | 0 | 8 | 12 | 96.00 | UT | 3.50 | 3.50 | 100 | 2017 | 2017 | 3 | 100 | 336 | |
| 4 | 0294 | SHED WOOD/ | 0 | 0 | 8 | 7 | 56.00 | UT | 3.50 | 3.50 | 100 | 1993 | 1993 | 3 | 100 | 196 | |
| 5 | 0294 | SHED WOOD/ | 0 | 0 | 8 | 7 | 56.00 | UT | 3.50 | 3.50 | 100 | 1993 | 1993 | 3 | 100 | 196 | |
| 6 | 0070 | CARPORT UF | 0 | 0 | 18 | 20 | 360.00 | UT | 2.50 | 2.50 | 100 | 2005 | 2005 | 3 | 100 | 900 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 156,170 |
| TOTAL MARKET OB/XF VALUE | 13,072 |
| TOTAL LAND VALUE - MARKET | 100,890 |
| TOTAL MARKET VALUE | 181,436 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 181,436 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 181,436 |
| TOTAL JUST VALUE | 270,132 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 272,983 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000049802 | Electrical Servic | 1,500 | 05/14/2024 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1388/1087 | 7/08/2019 | LE | U | I | 14 | 100 |

GRANTOR: PATRICIA W ARNOLD (LI

GRANTEE: DENISE ARNOLD KIRBY

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W40 FSP= N18 W12 S18 E12$ W12 UST= W20 S7 E20 N7$S7 W20 S20 E31 FOP= S6 E17 N6 W17$ E41 N27$.

## LAND DESCRIPTION

TOTAL OB/XF 13,072

| 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 | | A-1 | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 9,500.00 | 9,500.00 | 9,500 | | | | | | | |
| 2 | 6200 | A | PASTURE 3 | 0 | | A-1 | 0.00 | 0.00 | 9.62 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 2,694 | | | | | | | |
| 3 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 9.62 | AC | | 1.00 | 1.00 | 1.00 | 9,500.00 | 9,500.00 | 91,390 | | | | | | | |

REVIEW DATE 05/23/2024 BY mark Total Acres: 10.62 Total Land Value: 12,194 Market: 91,390 Agricultural: 2,694 Common: 9,500 PRINTED 11/17/2026 BY SYS