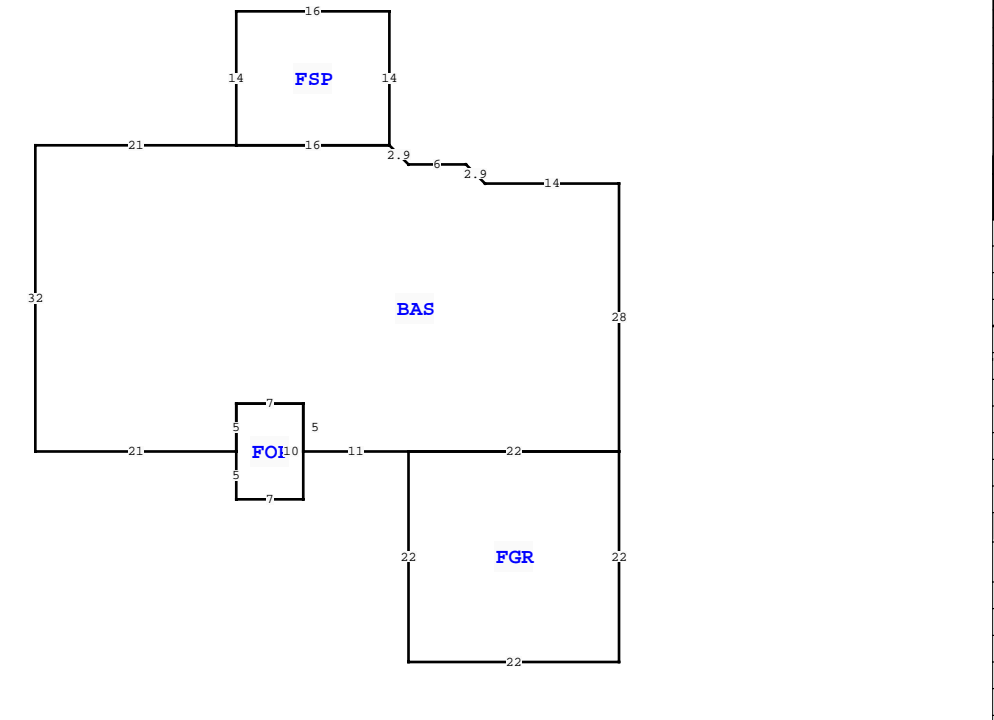


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	70
Interior Floor	15	HARDTILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	02	02	100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,218	131.4136	147.18	326,445	2006	2006	0	0	19.00	81.00		
1 SINGLE FAM 100% - 2022 Heated Area: 1841 HX Base Yr 2022													



Quality	06	06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	24416.040	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,841	100		1,841	219,476
FGR	484	55		266	31,712
FOP	70	30		21	2,504
FSP	224	40		90	10,729
TOTALS	2,619			2,218	264,420

179 SW ARROWBEND DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025
INC DATE		AG DATE	MLU

EXTRA FEATURES																	
L N	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	100	0	0	1,295.00	UT	2.50	2.50	100	2006	2006	3	100	3,238	
2	0030	BARN,MT	0	100	0	0	1.00	UT	8,500.00	8,500.00	100	2025	2024		100	8,500	

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE			264,420	
TOTAL MARKET OB/XF VALUE			11,738	
TOTAL LAND VALUE - MARKET			70,000	
TOTAL MARKET VALUE			346,158	
SOH/AGL Deduction			95,386	
ASSESSED VALUE			250,772	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			199,361	
TOTAL JUST VALUE			346,158	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			349,423	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23731	SFR	624	10/19/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1427/1484	12/31/2020	WD	U	V	37	30,000
GRANTOR: TRENT GIEBEIG CONSTRU						
GRANTEE: OSMOND JAMES C						
1426/510	12/11/2020	WD	Q	V	01	25,000
GRANTOR: POOLE GREGORY A II &						
GRANTEE: TRENT GIEBEIG CONST						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W21 S32 E21 FOP= S5 E7 N10 W7 S5\$ N5 E7 S5 E11 FGR= S22 E22 N22 W22\$ E22 N28 W14 U2 L2 W6 U2 L2 FSP= N14 W16 S14 E16\$ W16\$.													

LAND DESCRIPTION														TOTAL OB/XF 11,738										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	0000	C	VAC RES	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							