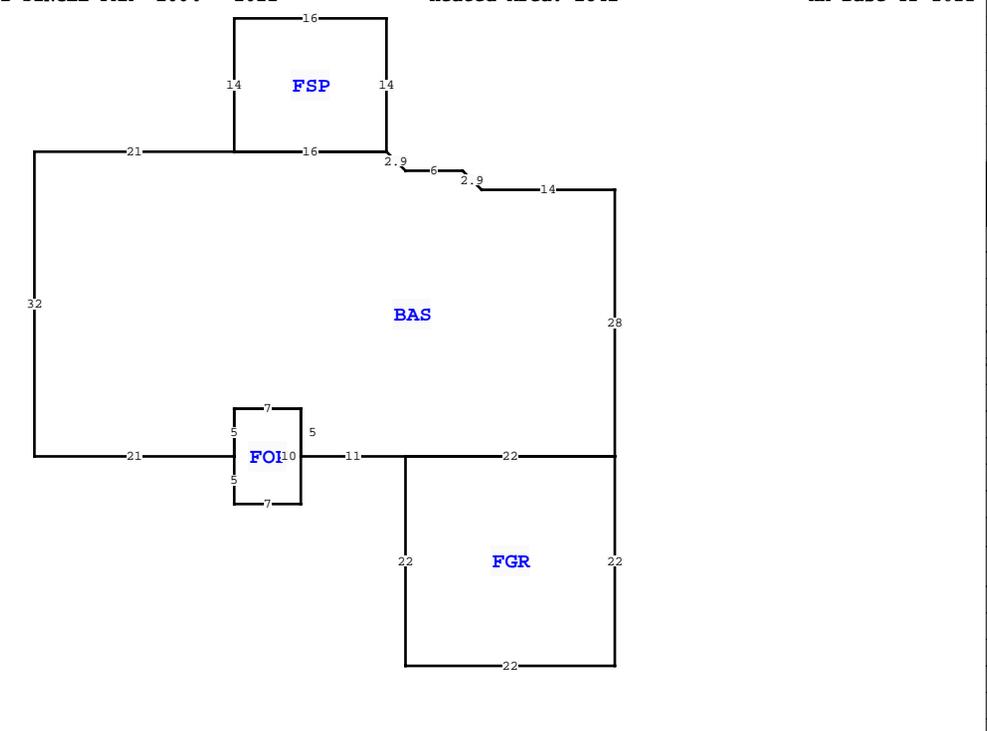


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 70
Interior Floor	15 HARDTILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	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	149.81	332,279	2006	2006	0	0	19.00	81.00		



Quality	06 06				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	24416.040 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	223,398
FGR	484	55		266	32,278
FOP	70	30		21	2,548
FSP	224	40		90	10,921
TOTALS	2,619			2,218	269,146

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

179 SW ARROWBEND DR, LAKE CITY										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	04/03/2025
										INC DATE		AG DATE	MLU

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			269,146
TOTAL MARKET OB/XF VALUE			11,738
TOTAL LAND VALUE - MARKET			70,000
TOTAL MARKET VALUE			350,884
SOH/AGL Deduction			100,112
ASSESSED VALUE			250,772
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			199,361
TOTAL JUST VALUE			350,884
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							