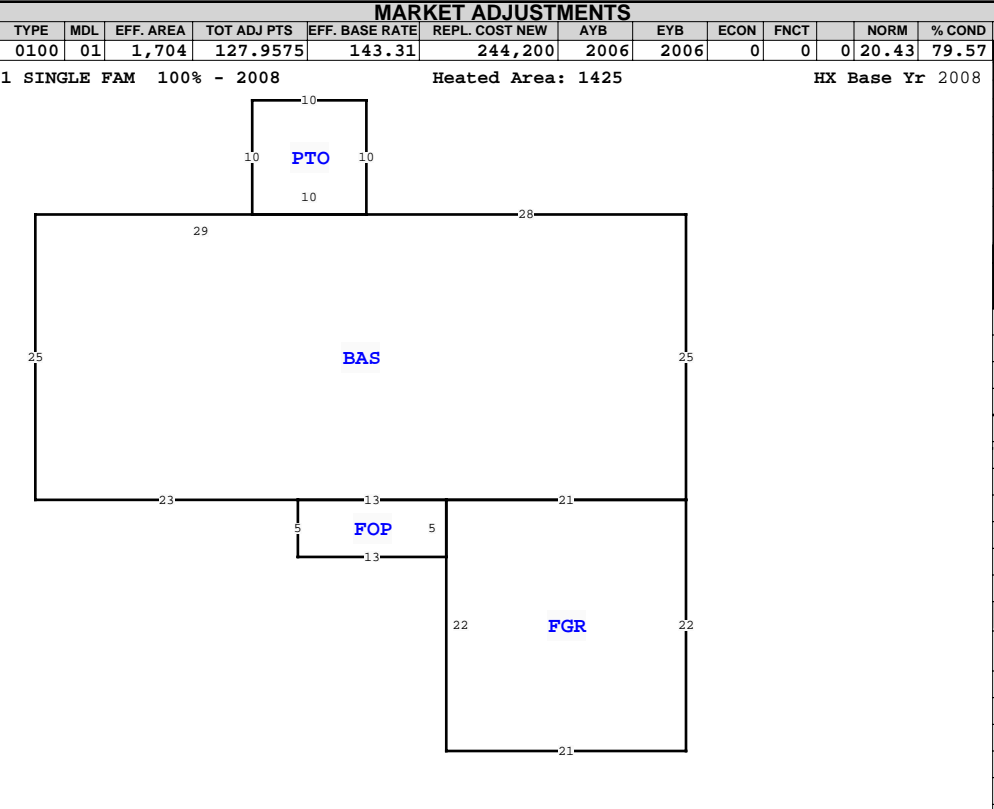


| ELEMENT | CD | CONSTRUCTION |
|------------------|-----------|----------------|
| Exterior Wall | 19 | COMMON BRK 70 |
| Exterior Wall | 31 | VINYL SID 30 |
| Roof Structure | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floor | 14 | CARPET 90 |
| Interior Floor | 15 | HARDTILE 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| 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 | 01 | 01 100 |
| Quality | 07 | 07 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 24416.040 | 1.00/ |



247 SW ARROWBEND DR, LAKE CITY

| | | | |
|----------|--|-----------|------------|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/14/2026 |
| INC DATE | | AG DATE | MLU |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS | 1,425 | 100 | | 1,425 | 162,495 |
| FGR | 462 | 55 | | 254 | 28,964 |
| FOP | 65 | 30 | | 20 | 2,280 |
| PTO | 100 | 5 | | 5 | 571 |
| TOTALS | 2,052 | | | 1,704 | 194,310 |

| 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 | | 3.00 | 100 | 2006 | 2006 | 3 | 100 | 3,396 | |

| TOTAL OB/XF | | | | | | | | | | | | | | | 3,396 |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|-------|
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|-------|

| 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 | | | RSF-2 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 35,000 | | | | | | | |

| REVIEW DATE 02/25/2025 BY ks Total Acres: 0.73 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 06/29/2026 BY SYS | | | | | | | | | | | | | | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|

MARKET ADJUSTMENTS

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY PAGE 1 of 1 2

| VALUATION BY | | STANDARD |
|---------------------------|-----------|----------|
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 194,310 |
| TOTAL MARKET OB/XF VALUE | | 3,396 |
| TOTAL LAND VALUE - MARKET | | 35,000 |
| TOTAL MARKET VALUE | | 232,706 |
| SOH/AGL Deduction | | 82,439 |
| ASSESSED VALUE | | 150,267 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 98,856 |
| TOTAL JUST VALUE | | 232,706 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 235,343 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|------------|
| 24608 | SFR | 474 | 06/08/2006 |

| SALES DATA | | | | | | |
|-------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1115/1450 | 3/26/2007 | WD Q | Q | I | | 170,000 |
| GRANTOR: MARTIN HOME BUILDERS | | | | | | |
| GRANTEE: JUDY A BUGGERT | | | | | | |
| 1079/0508 | 3/27/2006 | WD Q | Q | V | | 39,900 |
| GRANTOR: PETER W GIEBEIG | | | | | | |
| GRANTEE: MARTIN HOME BUILDER | | | | | | |

BUILDING NOTES

BUILDING DIMENSIONS
 BAS= W28 PTO= N10 W10 S10 E10\$ W29 S25 E23 FOP= S5 E13 N5 W13\$ E13 FGR= S22 E21 N22 W21\$ E21 N25\$.