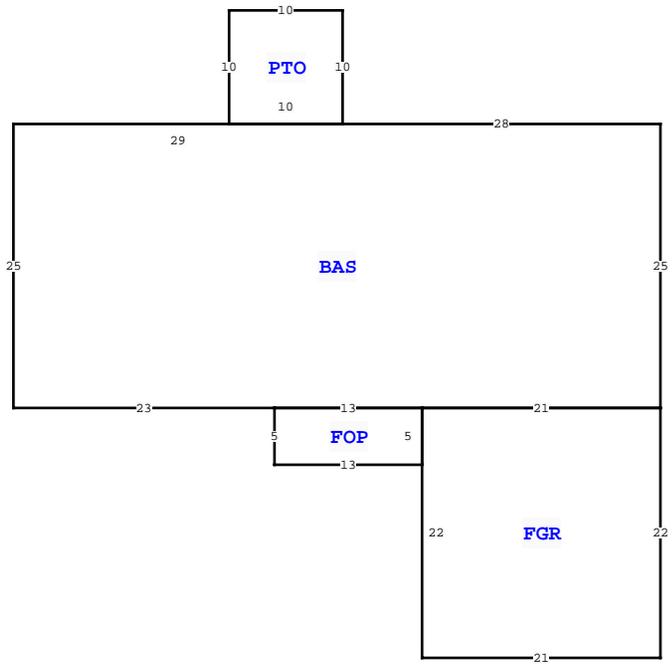


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 70
Exterior Wall	31 VINYL SID 30
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	15 HARDTILE 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectural	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	07 07
DOR CODE	0100 SINGLE FAMILY

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,704	127.9575	145.87	248,562	2006	2006	0	0	20.43	79.57
1 SINGLE FAM			100% - 2008			Heated Area: 1425			HX Base Yr 2008		



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	1,425	100		1,425	165,398
FGR	462	55		254	29,481
FOP	65	30		20	2,321
PTO	100	5		5	580
TOTALS	2,052			1,704	197,781

247 SW ARROWBEND DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026
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			3.00	100	2006	2006	3	100	3,396	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			197,781
TOTAL MARKET OB/XF VALUE			3,396
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			236,177
SOH/AGL Deduction			85,910
ASSESSED VALUE			150,267
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			98,856
TOTAL JUST VALUE			236,177
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\$.												

LAND DESCRIPTION													TOTAL OB/XF												
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								