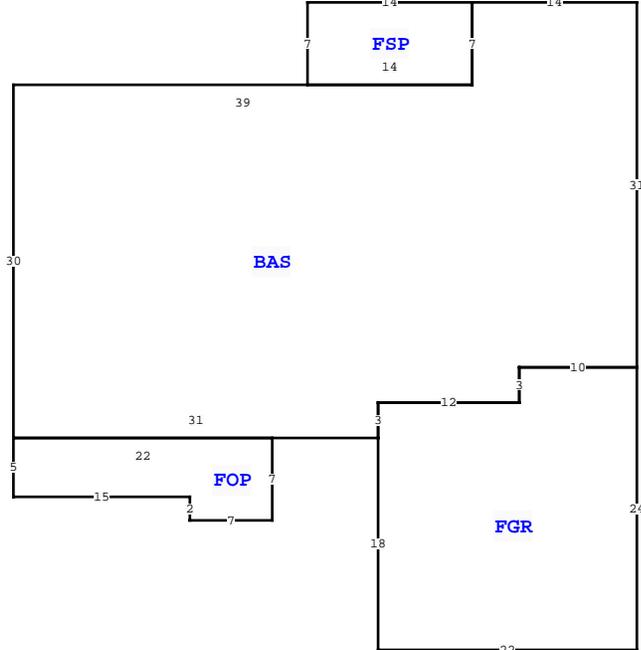


ELEMENT		CD	BUILDING CHARACTERISTICS		
CONSTRUCTION					
Exterior Wall	32	HARDIE BRD	100		
Roof Structur	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	80		
Interior Floor	13	LAM/VNLPLK	20		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms	3		100		
Bathrooms	2		100		
Frame	02	WOOD FRAME	100		
Stories	1.		1. 100		
Units	0		100		
Quality	07	07			
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	1,592	100		1,592	212,156
FGR	492	55		271	36,115
FOP	124	30		37	4,930
FSP	98	40		39	5,197
TOTALS	2,306			1,939	258,398

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	CV	NORM	% COND
0100	01	1,939	124.3638	141.77	274,892	2020	2020	0	0	1	5.00	94.00
1 SINGLE FAM 100% - 2021 Heated Area: 1592 HX Base Yr 2021												



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE	258,398			
TOTAL MARKET OB/XF VALUE	7,943			
TOTAL LAND VALUE - MARKET	35,000			
TOTAL MARKET VALUE	301,341			
SOH/AGL Deduction	82,721			
ASSESSED VALUE	218,620			
TOTAL EXEMPTION VALUE	51,411		HX HB	
BASE TAXABLE VALUE	167,209			
TOTAL JUST VALUE	301,341			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	299,822			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39030	SFR	0	12/12/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1399/0815	11/15/2019	WD	Q	V	01	22,500
GRANTOR: BRADLEY FRANKS CONSTR						
GRANTEE: AMANDA V & CHAST WH						
1360/0801	4/25/2018	QC	U	V	11	100
GRANTOR: CATHERINE H BRYAN						
GRANTEE: BRADLEY FRANKS CONS						

EXTRA FEATURES		315 SW ARROWBEND DR, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0166	CONC, PAVMT	2.25
2	0104	GENERATOR	6,000.00

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W14 FSP= W14 S7 E14 N7\$ S7 W39 S30 FOP= S5 E15 S2 E7 N7 W22\$ E31 FGR= S18 E22 N24 W10 S3 W12 S3\$ N3 E12 N3 E10 N31\$.	

LAND DESCRIPTION		TOTAL OB/XF 7,943																						
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							