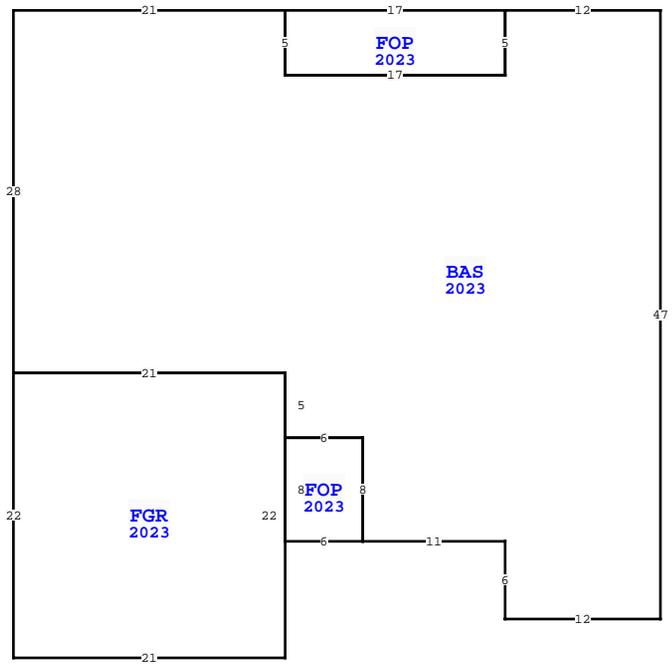


ELEMENT		CD		CONSTRUCTION	
Exterior Wall	32	HARDIE BRD	100		
Exterior Wall	00	N/A	0		
Roof Structure	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	13	LAM/VNLPLK	100		
Interior Floor	00	N/A	0		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	100		
Frame	02	WOOD FRAME	100		
Stories	1.	1.	100		
Units		0	100		
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/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,716	100	2023	1,716	235,579
FGR	462	55	2023	254	34,871
FOP	48	30	2023	14	1,922
FOP	85	30	2023	26	3,570
TOTALS	2,311			2,010	275,941

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2023								
Heated Area: 1716						HX Base Yr 2024					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			275,941
TOTAL MARKET OB/XF VALUE			3,540
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			314,481
SOH/AGL Deduction			19,511
ASSESSED VALUE			294,970
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			243,559
TOTAL JUST VALUE			314,481
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			312,421

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041976	New Residential C	180,000	05/21/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1466/2090	5/13/2022	WD Q	Q	I	01	349,000
GRANTOR: THOMAS JOHN						
GRANTEE: ARMIJO AUTUMN						
1466/2088	5/12/2022	WD U	V	V	11	100
GRANTOR: ROBERTS MIKE						
GRANTEE: THOMAS JOHN						

EXTRA FEATURES		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE					
L	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	580.00	UT	3.00	3.00	100	2023	2022		100	1,740	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,800.00	1,800.00	100	2025	2024		100	1,800	

TOTAL OB/XF											
3,540											
351 SW ARROWBEND DR, LAKE CITY											

BUILDING NOTES											
BAS=[YR=2023;ORIG=20,-20] W12 S5 W17 N5 W21 S28 E21 S5 E6 S8 E11 S6 E12 N47 \$											
FGR=[YR=2023;ORIG=-30,8] E21 S22 W21 N22 \$											
FOP=[YR=2023;ORIG=-9,-20] E17 S5 W17 N5 \$											
FOP=[YR=2023;ORIG=-9,13] E6 S8 W6 N8 \$											

BUILDING DIMENSIONS											
BAS=[YR=2023;ORIG=20,-20] W12 S5 W17 N5 W21 S28 E21 S5 E6 S8 E11 S6 E12 N47 \$											
FGR=[YR=2023;ORIG=-30,8] E21 S22 W21 N22 \$											
FOP=[YR=2023;ORIG=-9,-20] E17 S5 W17 N5 \$											
FOP=[YR=2023;ORIG=-9,13] E6 S8 W6 N8 \$											

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	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							