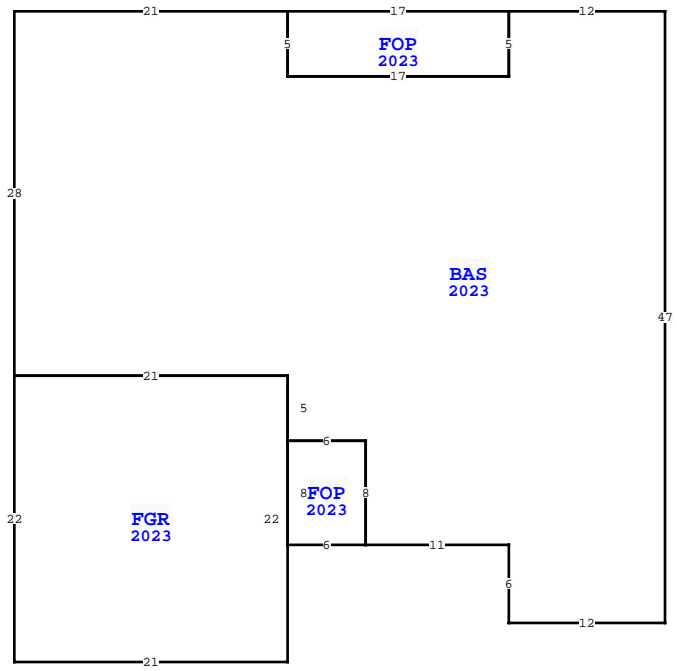


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
32	HARDIE BRD 100				
00	N/A 0				
08	IRREGULAR 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
13	LAM/VNLPLK 100				
00	N/A 0				
03	CENTRAL 100				
04	AIR DUCTED 100				
	3 100				
	2 100				
02	WOOD FRAME 100				
1.	1. 100				
	0 100				
03	03 100				
01	01 100				
07	07				
0100	SINGLE FAMILY				
	MAP 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	231,435
FGR	462	55	2023	254	34,257
FOP	48	30	2023	14	1,889
FOP	85	30	2023	26	3,507
TOTALS	2,311			2,010	271,086

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,010	124.1460	139.04	279,470	2022	2022	0	0	3.00	97.00
1 SINGLE FAM 100% - 2023 Heated Area: 1716 HX Base Yr 2024											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		271,086	
TOTAL MARKET OB/XF VALUE		3,540	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		309,626	
SOH/AGL Deduction		14,656	
ASSESSED VALUE		294,970	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		243,559	
TOTAL JUST VALUE		309,626	
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	11		100
GRANTOR: ROBERTS MIKE						
GRANTEE: THOMAS JOHN						

EXTRA FEATURES		351 SW ARROWBEND DR, LAKE CITY														
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	2023	2022		100	1,740	
2	0169	FENCE/WOOD	0	100	0	0			1,800.00	100	2025	2024		100	1,800	

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

BUILDING NOTES											
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 3,540												
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							