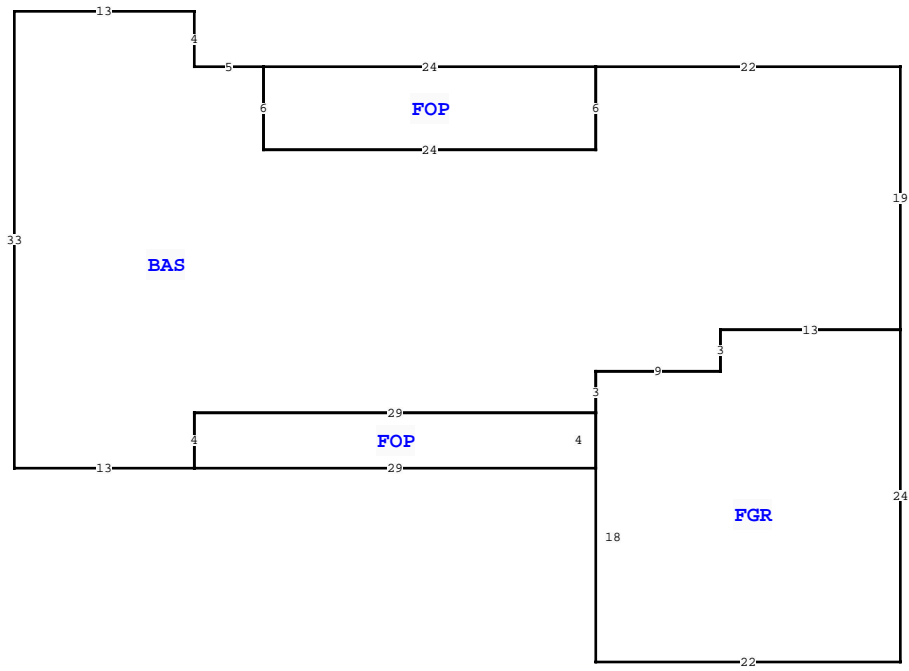


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LAM/VNLPLK	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Quality	06	06	
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
BAS	1,455	100	
FGR	501	55	
FOP	116	30	
FOP	144	30	
TOTALS	2,216		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	CV	NORM	% COND
1	SINGLE FAM	100%	- 2022									
				Heated Area: 1455			HX Base Yr 2022					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		241,533	
TOTAL MARKET OB/XF VALUE		3,647	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		280,180	
SOH/AGL Deduction		32,445	
ASSESSED VALUE		247,735	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		196,324	
TOTAL JUST VALUE		280,180	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		282,749	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40075	SFR	0	07/01/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1528/163	11/12/2024	LE	U	I	14	100
GRANTOR: MORRELL AMANDA (ENH LE)						
GRANTEE: SORENSON JENNY (RMDR)						
1524/711	9/24/2024	PB	U	I	18	0
GRANTOR: CLERK OF COURT (ROBERT)						
GRANTEE: MORRELL AMANDA						

EXTRA FEATURES												334 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	732.00	UT	2.25	2.25	100	2020	2020	3	100	1,647	
2	0169	FENCE/WOOD	0	100	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W22 FOP= W24 S6 E24 N6\$ S6 W24 N6 W5 N4 W13 S33 E13 FOP= E29 N4 W29 S4\$ N4 E29 FGR= S18 E22 N24 W13 S3 W9 S3\$ N3 E9 N3 E13 N19\$.	

LAND DESCRIPTION												TOTAL OB/XF												3,647				
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											