



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	14	CARPET	80		
Interior Floo	15	HARDTILE	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		
Architectual	05	CONV	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,989	100		1,989	227,684
FGR	484	55		266	30,450
FOP	70	30		21	2,404
FSP	126	40		50	5,724
FSP	224	40		90	10,302
TOTALS	2,893			2,416	276,565

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%	- 2018	139.60	337,274	2007	2007	0	0	18.00	82.00

Heated Area: 1989 HX Base Yr 2018

314 SW ARROWBEND DR, LAKE CITY

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

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VALUATION SUMMARY		STANDARD
VALUATION BY		STANDARD
Tax Group: 2		Tax Dist:
BUILDING MARKET VALUE		276,565
TOTAL MARKET OB/XF VALUE		34,887
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		346,452
SOH/AGL Deduction		115,162
ASSESSED VALUE		231,290
TOTAL EXEMPTION VALUE		51,411
BASE TAXABLE VALUE		179,879
TOTAL JUST VALUE		346,452
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		345,673

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052275	Screen Enclosure	40,000	02/10/2025
28609	POOL ENCL	40	05/28/2010
28490	POOL	230	04/16/2010
24614	SFR	602	06/12/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1338/0981	6/02/2017	WD Q	Q	I	01	215,000

GRANTOR: RICARDO COLON & MERLI
GRANTEE: EMILY BURNETTE
1120/0751 5/24/2007 WD Q V 42,000
GRANTOR: PETER GIEBEIG
GRANTEE: TRENT GIEBEIG CONST

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	0	0	1,389.00	UT	3.00	3.00	100	2007	2007	3	100	4,167	
2	0296	SHED METAL	0	100	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	1,200	
3	0280	POOL R/CON	0	100	0	0	0	0	363.00	UT	70.00	70.00	100	2010	2010	3	65	16,517	
4	0282	POOL ENCL	0	100	0	0	0	0	1,748.00	UT	15.00	15.00	100	2010	2010	3	40	10,488	
5	0169	FENCE/WOOD	0	100	0	0	0	0	432.00	UT	10.50	10.50	29	2010	2010	3	29	1,315	
6	0060	CARPORT F	0	100	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 FSP= N14 W16 FSP= W9 S14 E9 N14\$ S14 E16 \$ W17 L2
U1 W6 D1 L2 W15 S32 FGR= S22 E22 N22 W22\$ E33 FOP= S5 E7
N10 W7 S5\$ N5 E7 S5 E23 N32\$.

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							