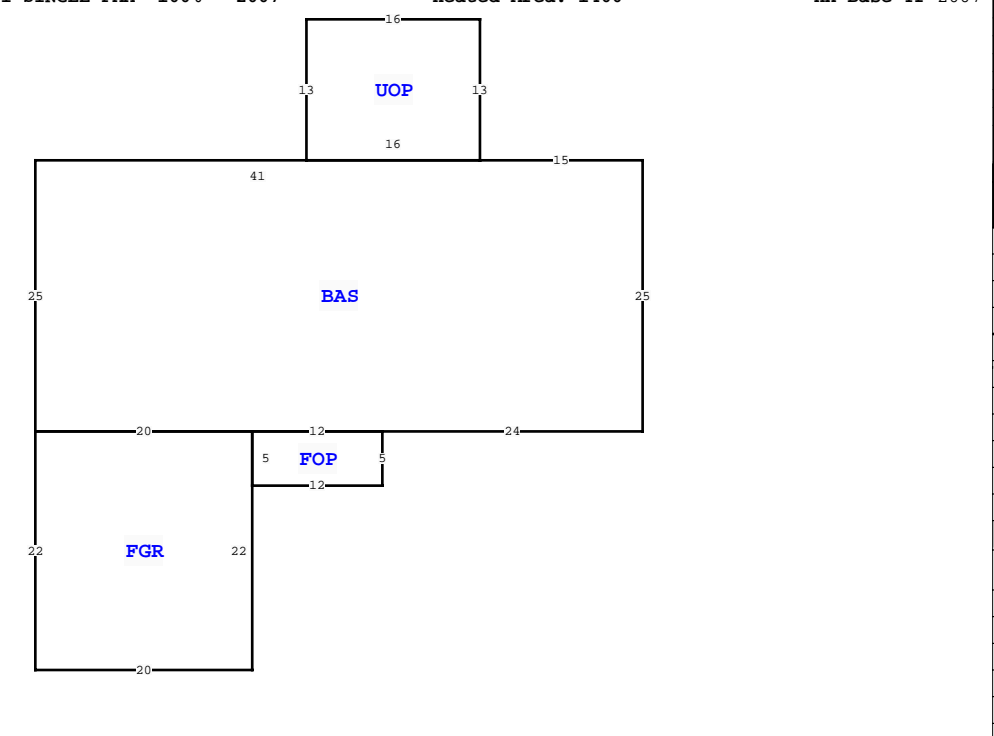


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	15 HARDTILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	06 06
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 06

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,702	120.3741	134.82	229,464	2006	2006	0	0	19.00	81.00		
1 SINGLE FAM 100% - 2007 Heated Area: 1400 HX Base Yr 2007													



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100		1,400	152,886
FGR	440	55		242	26,427
FOP	60	30		18	1,966
UOP	208	20		42	4,586
TOTALS	2,108			1,702	185,866

262 SW ARROWBEND DR, LAKE CITY

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

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	1,002.00	UT	2.50	2.50	100	2006	2006	3	100	2,505	
2	0296	SHED METAL	0	100	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	1,200	

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE			185,866	
TOTAL MARKET OB/XF VALUE			3,705	
TOTAL LAND VALUE - MARKET			35,000	
TOTAL MARKET VALUE			224,571	
SOH/AGL Deduction			79,824	
ASSESSED VALUE			144,747	
TOTAL EXEMPTION VALUE	HX HB VX SX WR		111,411	
BASE TAXABLE VALUE			33,336	
TOTAL JUST VALUE			224,571	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			226,865	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23719	SFR	476	10/14/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1498/2372	9/14/2023	LE U	I	14		100

GRANTOR:
 GRANTEE:
 1075/0834 2/24/2006 WD Q I 179,000
 GRANTOR: ROB STEWART LC
 GRANTEE: JASPER AND CORA SEL

BUILDING NOTES

BUILDING DIMENSIONS
 BAS= W15 UOP= N13 W16 S13 E16\$ W41 S25 FGR= S22 E20 N22 W20\$
 E20 FOP= S5 E12 N5 W12\$ E12 E24 N25\$.

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							