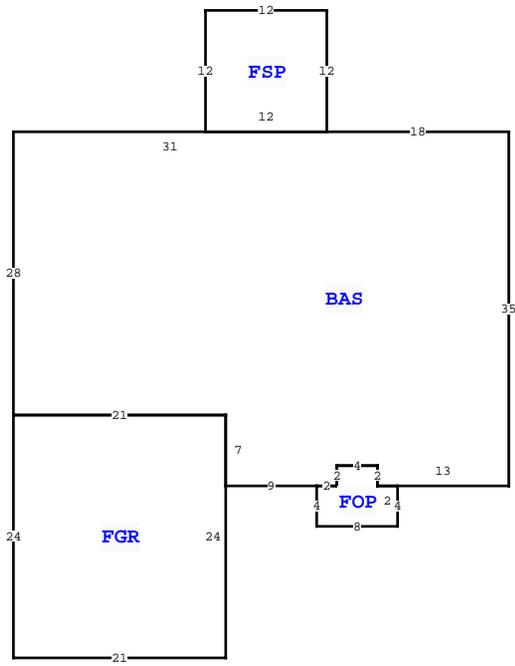


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	12	HARDWOOD	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	05	05	
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	1,560	100	
FGR	504	55	
FOP	40	30	
FSP	144	40	
TOTALS	2,248		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,907	110.9680	126.50	241,236	2006	2006	0	0	0	19.00	81.00
1 SINGLE FAM 100% - 2012 Heated Area: 1560 HX Base Yr 2012												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			195,401
TOTAL MARKET OB/XF VALUE			9,495
TOTAL LAND VALUE - MARKET			63,000
TOTAL MARKET VALUE			267,896
SOH/AGL Deduction			103,860
ASSESSED VALUE			164,036
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			112,625
TOTAL JUST VALUE			267,896
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			266,837

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23885	SFR	511	11/22/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1216/1034	6/09/2011	QC	U	V	11	13,000
GRANTOR: MATTHEW T SORENSEN						
GRANTEE: LORI M PARRISH						
1216/1032	6/09/2011	WD	Q	I	01	141,000
GRANTOR: MATTHEW T SORENSEN						
GRANTEE: LORI M PARRISH						

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	987.00	UT	3.00	3.00	100	2006	2006	3	100	2,961	
2	0070	CARPORT UF	0	100	18	360.00	UT	2.00	2.00	100	2009	2009	3	100	720	
3	0260	PAVEMENT-A	0	100	0	2,080.00	UT	1.50	1.50	70	2009	2009	3	70	2,184	
4	0060	CARPORT F	0	100	18	540.00	UT	4.50	4.50	100	2009	2009	3	100	2,430	
5	0296	SHED METAL	0	100	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	

TOTAL OB/XF													9,495
176 SW ARROWBEND DR, LAKE CITY													
BLD DATE													
XF DATE													
INC DATE													
LGL DATE													
LAND DATE													04/03/2025
AG DATE													MLU

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W18 FSP= N12 W12 S12 E12\$ W31 S28 FGR= S24 E21 N24 W21\$ E21 S7 E9 FOP= S4 E8 N4 W2 N2 W4 S2 W2\$ E2 N2 E4 S2 E13 N35\$.												

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	0.90	35,000.00	31,500.00	31,500								
2	0000	C	VAC RES	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	0.90	35,000.00	31,500.00	31,500								