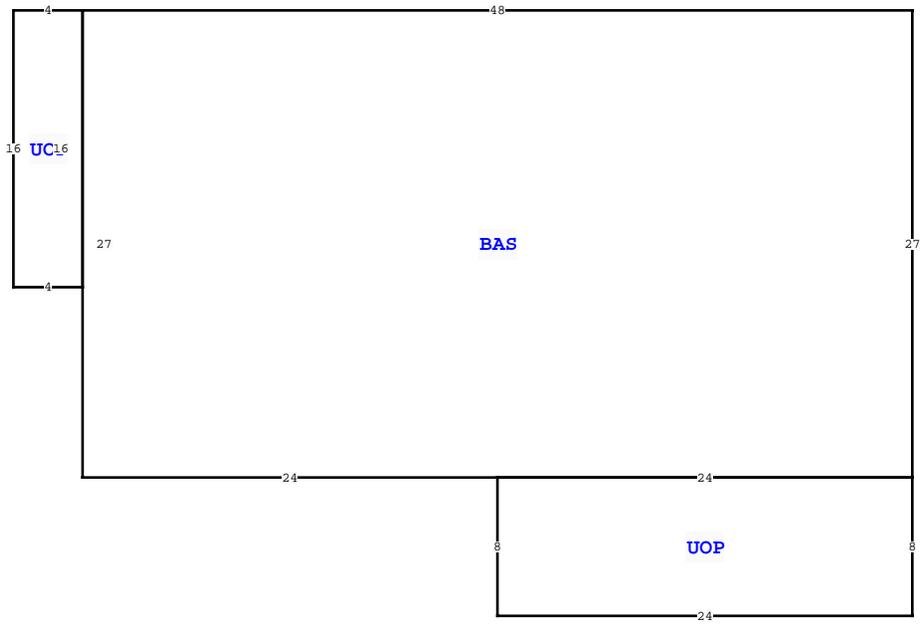




ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
05	AVERAGE 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
14	CARPET 90				
08	SHT VINYL 10				
03	CENTRAL 100				
04	AIR DUCTED 100				
	Bedrooms	2	100		
	Bathrooms	1	100		
1.	Stories	1.	100		
01	CONV 100				
	Units	0	100		
02	02 100				
01	01 100				
03	03				
0102	SFRES/MOBILE HOME				
	MAP NUM	MKT AREA	02		
	NEIGHBORHOOD/LOC	26415.020	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	27,688
UOP	64	25		16	342
UOP	192	25		48	1,026
TOTALS	1,552			1,360	29,055

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	50%	2026								
			Heated Area: 1296			HX Base Yr 2026					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		157,935	
TOTAL MARKET OB/XF VALUE		14,380	
TOTAL LAND VALUE - MARKET		95,285	
TOTAL MARKET VALUE		267,600	
SOH/AGL Deduction		0	
ASSESSED VALUE		267,600	
TOTAL EXEMPTION VALUE	HA HAB	51,411	
BASE TAXABLE VALUE		216,189	
TOTAL JUST VALUE		267,600	
NCON VALUE		135,660	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		130,885	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054264	Mobile Home		10/16/2025
000054234	Right-of-Way Acce		10/14/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1500/1027	10/04/2023	PB U	I	I	18	0

GRANTOR: CLERK OF COURT (DONALD)
 GRANTEE: ARGANBRIGHT VIKKI L
 1420/0209 9/17/2020 WD U I 11 100
 GRANTOR: ELIZABETH W STONE
 GRANTEE: DONALD E ARGANBRIGH

EXTRA FEATURES		245 SW CLOVER GLN, 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	0294	SHED WOOD/	0 50 0 0	1.00	UT	0.00	0.00	100	1994	1994	3	100	600	
2	9945	Well/Sept	0 50 0 0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	9947	Septic	0 50 0 0	1.00	UT	3,000.00	3,000.00	100	2026	2025		100	3,000	
4	0070	CARPORT UF	0 50 0 0	1.00	UT	3,780.00	3,780.00	100	2026	2025		100	3,780	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/07/2025	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W48 UOP= W4 S16 E4 N16S27 E24 UOP= S8 E24 N8 W24S E24 N27S.	

LAND DESCRIPTION		TOTAL OB/XF 14,380																						
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	0102	C	SFR/MH	50		A-1	0.00	0.00	10.03	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,285							

