COMM SE COR W1/2 OF NE1/4, RUN N
POB, RUN S 80 DEG W 459.11 FT, W
PT ON E R/W CYPRESS LAKE RD, RUN

ARGANBRIGHT VIKKI LYNNE/ARGANBRIGHT CODY
245 SW CLOVER GLN
LAKE CITY, FL 32024

2027

26-4S-15-00401-023

BUILDING CHARACTERISTICS

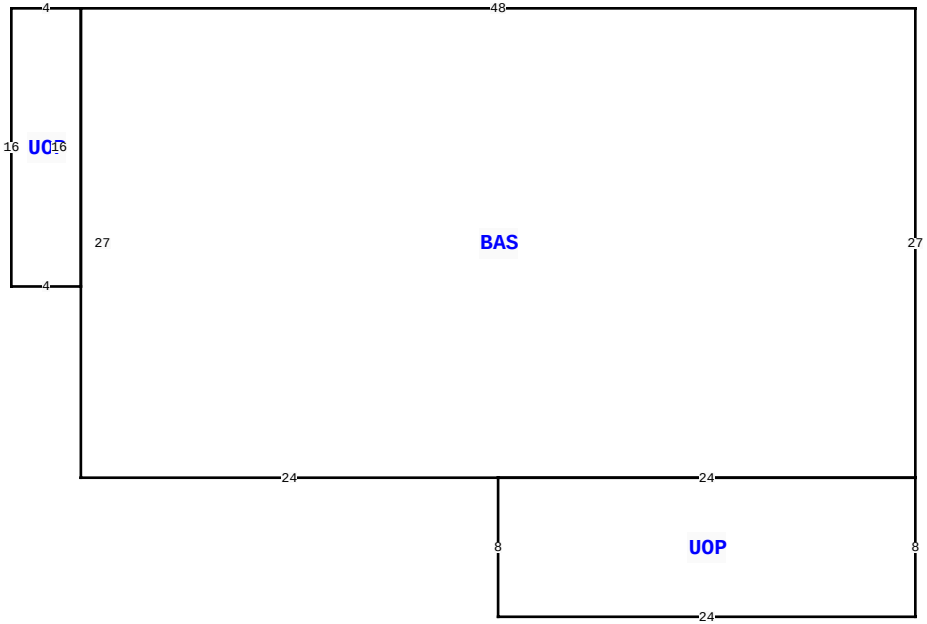
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	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
0800	02	1,360	89.0190	53.41	72,638	1992	1992	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2026 Heated Area: 1296 HX Base Yr 2026



245 SW CLOVER GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	152,930
TOTAL MARKET OB/XF VALUE	14,380
TOTAL LAND VALUE - MARKET	110,330
TOTAL MARKET VALUE	277,640
SOH/AGL Deduction	0
ASSESSED VALUE	277,640
TOTAL EXEMPTION VALUE	HA HAB 51,411
BASE TAXABLE VALUE	226,229
TOTAL JUST VALUE	277,640
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	278,891

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	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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 UOP= W4 S16 E4 N16$S27 E24 UOP= S8 E24 N8 W24$ E24 N27$.

EXTRA FEATURES

LN	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	0	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	

LAND DESCRIPTION

TOTAL OB/XF 14,380

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	11,000.00	11,000.00	110,330							

REVIEW DATE 12/03/2025 BY justin Total Acres: 10.03 Total Land Value: 110,330 Market: 0 Agricultural: 0 Common: 110,330 PRINTED 11/17/2026 BY SYS

COMM SE COR W1/2 OF NE1/4, RUN N
POB, RUN S 80 DEG W 459.11 FT, W
PT ON E R/W CYPRESS LAKE RD, RUN

ARGANBRIGHT VIKKI LYNNE/ARGANBRIGHT CODY
245 SW CLOVER GLN
LAKE CITY, FL 32024

2027

26-4S-15-00401-023

BUILDING CHARACTERISTICS

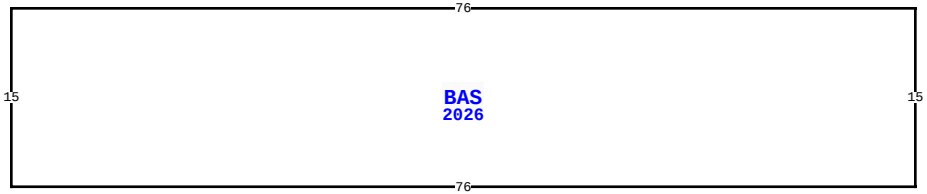
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	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	1,140	100	2026	1,140	123,875
TOTALS	1,140			1,140	123,875

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,140	112.0000	110.88	126,403	2024	2024	0	0	0	2.00	98.00

2 MANUF 3 50% - 2026 Heated Area: 1140 HX Base Yr 2026



245 SW CLOVER GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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TOTAL JUST VALUE		277,640
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		278,891

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1420/0209	9/17/2020	WD	U	I	11	100
GRANTOR: ELIZABETH W STONE						
GRANTEE: DONALD E ARGANBRIGH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=16,16] E76 S15 W76 N15 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 12/03/2025 BY justin Total Acres: 10.03 Total Land Value: 110,330 Market: 0 Agricultural: 0 Common: 110,330 PRINTED 11/17/2026 BY SYS