COMM NW COR, RUN E 33 FT FOR POB
SEC LINE 987.41 FT TO W R/W OF I
124.82 FT, TO PT OF A CURVE, CON

ARROWHEAD TERRACE LLC
417 EDGEWOOD AVE S
JACKSONVILLE, FL 32254

2026

30-4S-17-08885-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	30417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

349 SW ARROWHEAD TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	222,950
TOTAL MARKET VALUE	229,950
SOH/AGL Deduction	0
ASSESSED VALUE	229,950
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	229,950
TOTAL JUST VALUE	229,950
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	219,660

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1284/2336	11/06/2014	WD	Q	I	01	350,000
GRANTOR: HARRY L & KATHRYN G B						
GRANTEE: ARROEHEAD TERRACE L						
1178/0473	7/20/2009	WD	Q	I	01	400,000
GRANTOR: PERIMETER GROUP LLLP						
GRANTEE: HARRY L & KATHRYN G						

BUILDING NOTES

BUILDING DIMENSIONS

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	1000	C	VACANT COMME	0		CG	0.00	0.00	3.43	AC		1.00	1.00	1.00	65,000.00	65,000.00	222,950							

REVIEW DATE 07/06/2017 BY DF Total Acres: 3.43 Total Land Value: 222,950 Market: 0 Agricultural: 0 Common: 222,950 PRINTED 06/22/2026 BY SYS