LOT 12 & THE N 40 FT OF LOT 13 H
392-667, DC 1146-106, CT 1453-14

WRIGHT DAVID J/ESSES-WRIGHT SOPHIA
187 SW ARVID GLN
LAKE CITY, FL 32024

2027

30-4S-17-08908-001

BUILDING CHARACTERISTICS

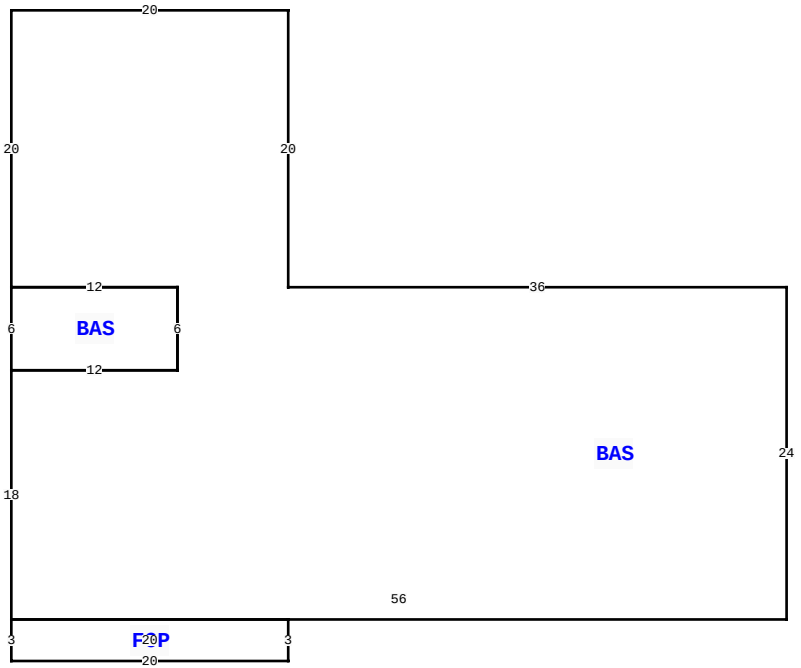
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	30417.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	72	100		72	4,509
BAS	1,672	100		1,672	104,713
FOP	60	30		18	1,127
TOTALS	1,804			1,762	110,350

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,762	87.5952	96.35	169,769	1971	1971	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2023 Heated Area: 1744 HX Base Yr 2023



187 SW ARVID GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 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
1	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0060	CARPORT F	0	100	0	0	1.00	UT	1,000.00	1,000.00	50	2017	2017	3	50	500	
3	0296	SHED METAL	0	100	10	20	200.00	UT	5.00	5.00	100	1993	1993	3	100	1,000	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,500.00	1,500.00	50	1993	1993	3	50	750	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		110,350
TOTAL MARKET OB/XF VALUE		2,350
TOTAL LAND VALUE - MARKET		14,800
TOTAL MARKET VALUE		127,500
SOH/AGL Deduction		296
ASSESSED VALUE		127,204
TOTAL EXEMPTION VALUE	HX HB DX	56,411
BASE TAXABLE VALUE		70,793
TOTAL JUST VALUE		127,500
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		129,516

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31830	MAINT/ALTR	35	03/24/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1457/89	1/14/2022	WD	U	I	12	105,600
GRANTOR: CASCADE FUNDING MORTG						
GRANTEE: WRIGHT DAVID J						
1453/1488	11/30/2021	CT	U	I	18	118,500
GRANTOR: CLERK OF COURT						
GRANTEE: CASCADE FUNDING MOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W36 N20 W20 S20 E12 S6 W12 S18 E56 N24 $
BAS=[ORIG=-56,0] S6 E12 N6 W12 $
FOP=[ORIG=-56,24] S3 E20 N3 W20 $
.

LAND DESCRIPTION

TOTAL OB/XF 2,350

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	0100	C	SFR	100		00	0.00	0.00	1.00	LT		1.00	1.00	0.80	18,500.00	14,800.00	14,800							

REVIEW DATE 01/25/2022 BY CP Total Acres: 1.00 Total Land Value: 14,800 Market: 0 Agricultural: 0 Common: 14,800 PRINTED 11/16/2026 BY SYS