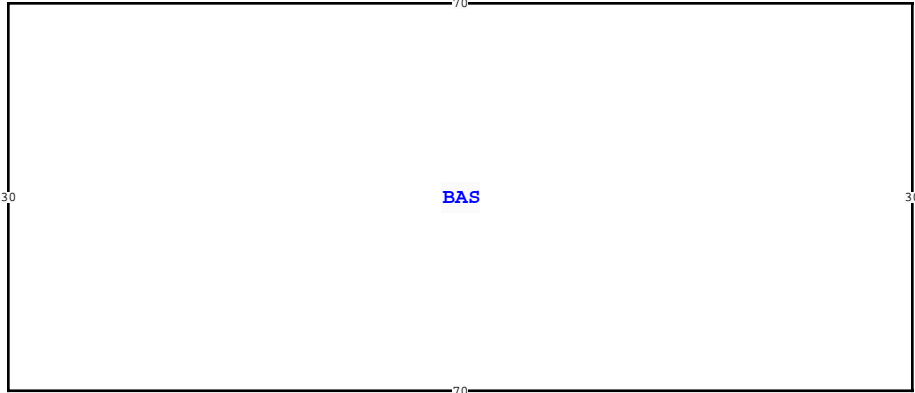




BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	31 VINYL SID 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 90				
Interior Floor	08 SHT VINYL 10				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	2 100				
Stories	1. 1. 100				
Architctual	01 CONV 100				
Units	0 100				
Condition Adj	03 03 100				
Kitchen Adjus	01 01 100				
Quality	05 05				
DOR CODE	5000 IMPROVED AG				
MAP NUM	MKT AREA 04				
NEIGHBORHOOD/LOC	1418.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,100	100		2,100	123,666
TOTALS	2,100			2,100	123,666

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	1	100%	- 2006	Heated Area: 2100			HX Base Yr 2006				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			123,666
TOTAL MARKET OB/XF VALUE			21,432
TOTAL LAND VALUE - MARKET			35,105
TOTAL MARKET VALUE			152,616
SOH/AGL Deduction			60,519
ASSESSED VALUE			92,097
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			40,686
TOTAL JUST VALUE			180,203
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			180,203

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1044/0211	4/11/2005	WD	U	V	08	20,000
GRANTOR: J L DICKS						
GRANTEE: GARY M COLON & LISA						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/11/2025	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W70 S30 E70 N30\$.	

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2005	2005	3	100	1,200	
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	100	2013	2013	3	100	800	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	2013	2013	3	100	2,800	
4	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	100	2013	2013	3	100	100	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
6	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	100	2013	2013	3	100	200	
7	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	100	2015	2015	3	100	200	
8	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	100	2015	2015	3	100	400	
9	0031	BARN, MT AE	0	100	24	28	672.00	UT	11.00	100	2015	2015	3	100	7,392	
10	0251	LEAN TO W/	0	100	10	24	240.00	UT	3.50	100	2015	2015	3	100	840	
TOTAL OB/XF													20,932			

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	100			0.00	0.00	1.00	AC		1.00	1.00	0.50	7,000.00	3,500.00	3,500							
2	5500	A	TIMBER 2	0			0.00	0.00	9.03	AC		1.00	1.00	1.00	445.00	445.00	4,018							
3	9910	M	MKT. VAL. AG	0			0.00	0.00	9.03	AC		1.00	1.00	0.50	7,000.00	3,500.00	31,605							

COM AT SE COR OF SW1/4 OF SEC RU
 FOR POB, CONT NW 547.44 FT, SW 1
 E R/W OF COUNTY ROAD, SE ALONG R

COLON GARY M/ARSLAN LISA
 1181 SE HIGH FALLS RD
 LAKE CITY, FL 32025

2026

30-4S-18-10513-016


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY											
																				VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 123,666 TOTAL MARKET OB/XF VALUE 21,432 TOTAL LAND VALUE - MARKET 35,105 TOTAL MARKET VALUE 152,616 SOH/AGL Deduction 60,519 ASSESSED VALUE 92,097 TOTAL EXEMPTION VALUE HX HB 51,411 BASE TAXABLE VALUE 40,686 TOTAL JUST VALUE 180,203 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 180,203													
																				PERMIT NUM DESCRIPTION AMT ISSUED													
																				SALES DATA OFF RECORD Number DATE TYPE INST Q U V I V RSN CD SALE PRICE 1044/0211 4/11/2005 WD U V 08 20,000 GRANTOR: J L DICKS GRANTEE: GARY M COLON & LISA													
TOTALS										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 04/11/2025 MLU													
EXTRA FEATURES																				BUILDING NOTES													
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	BUILDING DIMENSIONS																
11	0261	PRCH, UOP	0	100	0	0			1.00	UT	0.00				0.00			100	2015	2015	3	100	500										
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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV									
REVIEW DATE 09/29/2015 BY DF Total Acres: 10.03 Total Land Value: 7,518 Market: 31,605 Agricultural: 4,018 Common: 3,500 PRINTED 06/26/2026 BY SYS																																	