COMM NE COR OF SEC, SW 5 DEG ALO
FT, W 1320 FT FOR POB, CONT W 27
DEG 790.96 FT TO N R/W OF A CO R

DYKES MICHAEL/DYKES ELIZABETH
355 SW ARBOR LN
LAKE CITY, FL 32024

2027

31-3S-16-02413-004

BUILDING CHARACTERISTICS

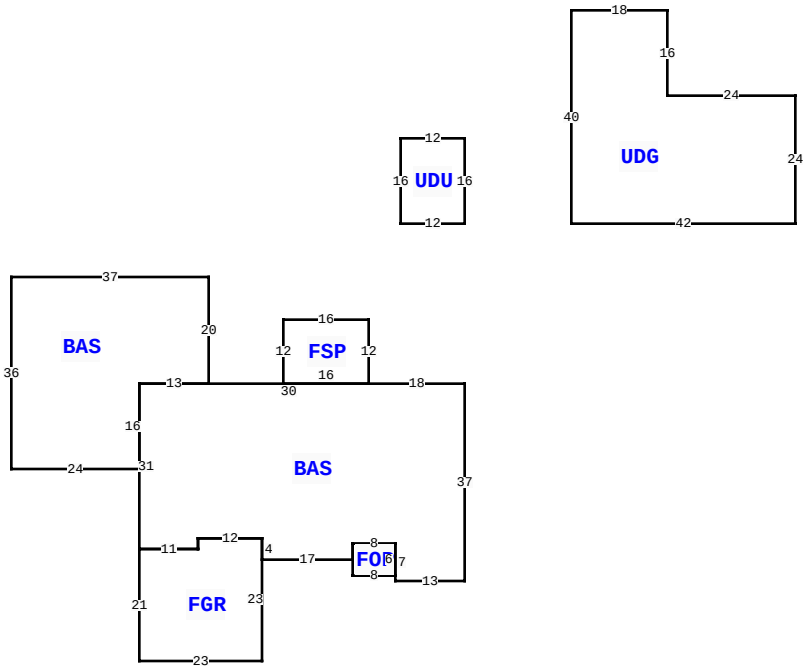
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	16	WD FR STUC 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	31316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,124	100		1,124	105,081
BAS	1,971	100		1,971	184,266
FGR	507	55		279	26,083
FOP	48	30		14	1,309
FSP	192	40		77	7,198
UDG	1,296	55		713	66,657
UDU	192	55		106	9,910
TOTALS	5,330			4,284	400,505

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,284	120.3840	132.42	567,287	1997	1997	0	0	0	29.40	70.60

1 SINGLE FAM 100% - 2019 Heated Area: 3095 HX Base Yr 2019



355 SW ARBOR LN, LAKE CITY

BLD DATE		LGL DATE	04/22/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		400,505
TOTAL MARKET OB/XF VALUE		27,509
TOTAL LAND VALUE - MARKET		60,120
TOTAL MARKET VALUE		488,134
SOH/AGL Deduction		116,652
ASSESSED VALUE		371,482
TOTAL EXEMPTION VALUE	HX HB VP	339,475
BASE TAXABLE VALUE		32,007
TOTAL JUST VALUE		488,134
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		495,423

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38128	MAINT/ALTR	75	05/17/2019
37173	PUMP/UTPOL	50	09/04/2018
21233	ADDN SFR	170	11/04/2003
15558	POOL	100	05/24/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1352/1498	1/31/2018	WD	Q	I	01	290,200
GRANTOR: CAROLYN HANCOCK						
GRANTEE: MICHAEL & ELIZABETH						
1276/1222	6/24/2014	PB	U	I	18	0
GRANTOR: CLERK OF COURT (WAYNE						
GRANTEE: CAROLYN HANCOCK & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 FSP= N12 W16 S12 E16$ W30 BAS= N20 W37 S36 E24 N16 E13$ W13 S31 FGR= S21 E23 N23W12 S2 W11$ E11 N2 E12 S4 E17 FOP= S3 E8 N6 W8 S3$N3 E8 S7E13 N37$ PTR= N30 UDU= N16 W12 S16 E12$ S30$ PTR= N30 E20 UDG= E42 N24 W24 N16 W18 S40$ S30 W20$.

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	0166	CONC,PAVMT	0	100	0	0	4,833.00	UT	1.50	1.50	75	1997	1997	3	75	5,437	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1997	1997	3	100	1,200	
3	0280	POOL R/CON	0	100	16	24	384.00	UT	70.00	70.00	100	1999	1999	3	40	10,752	
4	0282	POOL ENCL	0	100	30	42	1,260.00	UT	15.00	15.00	100	1999	1999	3	40	7,560	
5	0166	CONC,PAVMT	0	100	20	42	840.00	UT	1.50	1.50	100	1999	1999	3	100	1,260	
6	0060	CARPORT F	0	100	0	0	1.00	UT	1,300.00	1,300.00	100	2024	2023		100	1,300	

LAND DESCRIPTION

TOTAL OB/XF 27,509

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		A-1	0.00	0.00	5.01	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,120							

REVIEW DATE 07/08/2023 BY KS Total Acres: 5.01 Total Land Value: 60,120 Market: 0 Agricultural: 0 Common: 60,120 PRINTED 11/17/2026 BY SYS