

COMM AT NE COR, RUN S 475.81 FT
 CONT SOUTH 160.29 FT, W 273.99 F
 159.89 FT, E 273.96 FT, SOUTH 50

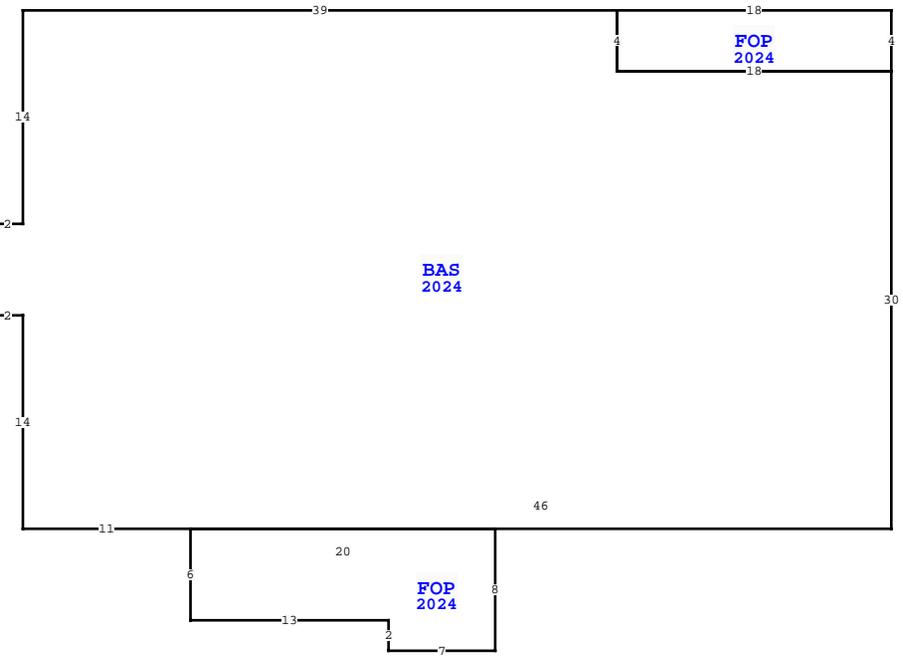
DEAS DANIEL ANDREW/DEAS LISA GWEN
 161 SW ARBOR LN
 LAKE CITY, FL 32024-3501

2026

31-3S-16-02413-006


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	01	NONE	0
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
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	06	06	
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
BAS	1,878	100	2024
FOP	72	30	2024
FOP	134	30	2024
TOTALS	2,084		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,940	115.0905	131.20	254,528	2023	2023	0	0	2.00	98.00	
1 SINGLE FAM			100% - 2024			Heated Area: 1878			HX Base Yr 2024			



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			249,437
TOTAL MARKET OB/XF VALUE			21,420
TOTAL LAND VALUE - MARKET			62,900
TOTAL MARKET VALUE			333,757
SOH/AGL Deduction			24,873
ASSESSED VALUE			308,884
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			257,473
TOTAL JUST VALUE			333,757
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			319,305

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045073	New Residential C	260,000	07/29/2022
000041911	Storage Building	26,000	05/13/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1412/2080	6/02/2020	WD Q	Q	V	01	74,400

GRANTOR: DONALD K & PHYLLIS W
 GRANTEE: DANIEL A & LISA G D

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=20,-20] W39 S14 W2 S6 E2 S14 E11 E46 N30 W18 N4 \$	
FOP=[YR=2024;ORIG=12,14] W20 S6 E13 S2 E7 N8 \$	
FOP=[YR=2024;ORIG=20,-20] E18 S4 W18 N4 \$	

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	0030	BARN,MT	0	100	0	0		1.00	UT 21,420.00	21,420.00	100	2021	2021		100	21,420	

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	DPH 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	6.29	AC		1.00	1.00	1.00	10,000.00	10,000.00	62,900								