BEG AT NW COR OF SW 1/4 RUN N 13
NW COR OF SW1/4 OF NW1/4, E 1510
NE COR OF SW1/4 OF NW1/4, CONT E

VILLAR ANDRES R MD/VILLAR REBECCA K
789 W DUVAL ST
LAKE CITY, FL 32055

2027

31-3S-16-02417-001

BUILDING CHARACTERISTICS

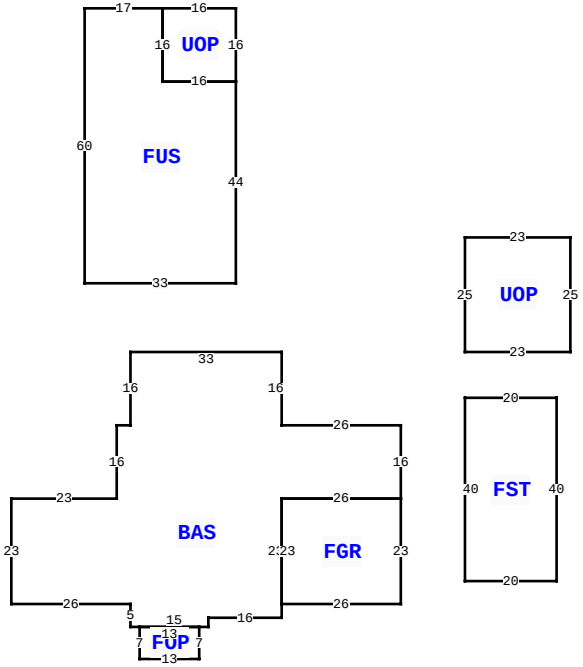
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	01	NONE 100
Stories	3.	3. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	09	09
DOR CODE	5000	IMPROVED AG
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	3,010	100		3,010	380,967
FGR	598	55		329	41,640
FOP	91	30		27	3,417
FST	800	55		440	55,689
FUS	1,724	100		1,724	218,201
UOP	256	20		51	6,455
UOP	575	20		115	14,555
TOTALS	7,054			5,696	720,926

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	5,696	150.6769	180.81	1,029,894	1987	1995	0	0	0	30.00	70.00

1 EXCEPT SFR 100% - 2005 Heated Area: 4734 HX Base Yr 2005



960 SW ARBOR LN, LAKE CITY

BLD DATE		LGL DATE	05/16/2023 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		720,926
TOTAL MARKET OB/XF VALUE		71,044
TOTAL LAND VALUE - MARKET		305,250
TOTAL MARKET VALUE		823,170
SOH/AGL Deduction		188,948
ASSESSED VALUE		634,222
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		582,811
TOTAL JUST VALUE		1,097,220
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,097,220

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40381	ELECTRICAL	0	08/18/2020
39985	M H	0	06/22/2020
38515	MAINT/ALTR	90	08/22/2019
14119	GARAGE	90	06/11/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1559/2063	1/26/2026	LE	U	I	14	100
GRANTOR: VILLAR ANDREWS R, MD						
GRANTEE: VILLAR ERIC DONALD						
0996/0765	10/01/2003	WD	Q	I		705,800
GRANTOR: FAYE R DUFFE						
GRANTEE: ANDRES R & REBECCA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W33 S16 W3 S16 W23 S23 E26 S5 E2 FOP= S7 E13 N7 W13$E15 N2 E16 N3 FGR= E26 N23 W26 S23 $ N23 E26 N16 W26 N16$ PTR=N15 W10 FUS= N44 UOP= N16 W16 S16 E16$ W16 N16 W17 S60 E33$ S15 E10$ PTR= E40 UOP= E23 N25 W23 S25$ W40$ PTR=E40 S50 FST= E20 N40 W20 S40$ W40N50$.

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	0260	PAVEMENT-A	0	100	0	0	1.00	UT	14,260.00	14,260.00	60	0	0	3	60	8,556	
2	0180	FPLC 1STRY	0	100	0	0	3.00	UT	2,000.00	2,000.00	100	0	0	3	100	6,000	
3	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1987	1987	3	40	14,336	
4	0030	BARN,MT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	7,500	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0262	PRCH,FOP	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,000	
7	0030	BARN,MT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	3,000	
8	0166	CONC,PAVMT	0	100	23	40	920.00	UT	2.00	2.00	100	1993	1993	3	100	1,840	
9	0166	CONC,PAVMT	0	100	16	16	256.00	UT	2.00	2.00	100	1993	1993	3	100	512	
10	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 47,144

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	3.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	16,500							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	52.50	AC		1.00	1.00	1.00	280.00	280.00	14,700							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	52.50	AC		1.00	1.00	1.00	5,500.00	5,500.00	288,750							

REVIEW DATE 07/17/2023 BY KS Total Acres: 55.50 Total Land Value: 31,200 Market: 288,750 Agricultural: 14,700 Common: 16,500 PRINTED 11/17/2026 BY SYS

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TOTALS					

MARKET ADJUSTMENTS

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COLUMBIA COUNTY PROPERTY

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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
11	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	7,500	
12	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	900	
13	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	
14	0119	MASONRY WA	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,500	
15	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
16	0169	FENCE/WOOD	0	100	0	0	1.00	UT	11,200.00	11,200.00	100	2024	2023		100	11,200	

LAND DESCRIPTION

TOTAL OB/XF 23,900

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

REVIEW DATE 07/17/2023 BY KS — Total Acres: 55.50 — Total Land Value: 31,200 — Market: 288,750 — Agricultural: 14,700 — Common: 16,500 — PRINTED 11/17/2026 BY SYS