

COMM AT SW COR OF SW1/4 OF NW 1/
TO POB, E 420.13 FT, N 208.05 FT
208.05 FT TO POB.

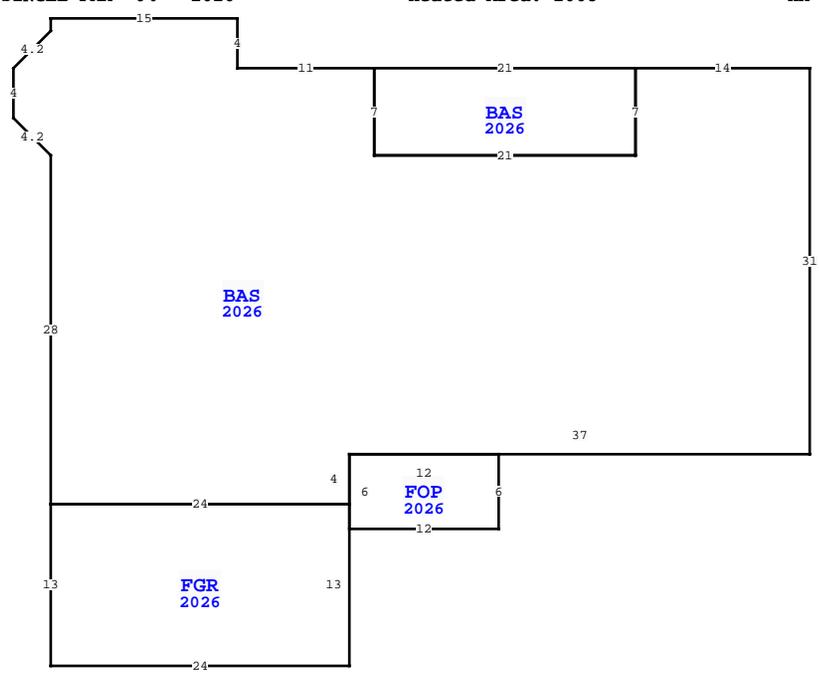
DOUGHERTY MCCARTNEY C/FRESE CARLA JEAN
960 SW ARBOR LN
LAKE CITY, FL 32024

2026

31-3S-16-02417-003


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	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	05	05	
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	147	100	2026
BAS	1,921	100	2026
FGR	312	55	2026
FOP	72	30	2026
TOTALS	2,452		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	0%	- 2026		270,309	2025	2025	0	0	0.00	100.00	
Heated Area: 2068 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			270,309
TOTAL MARKET OB/XF VALUE			2,000
TOTAL LAND VALUE - MARKET			30,000
TOTAL MARKET VALUE			302,309
SOH/AGL Deduction			21,200
ASSESSED VALUE			281,109
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			281,109
TOTAL JUST VALUE			302,309
NCON VALUE			272,309
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			8,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054704	Storage Building	12,000	12/18/2025
000049966	New Residential C	372,000	05/28/2024
000049918	Right-of-Way Acce		05/22/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1512/2693	4/19/2024	WD	U	V	11	100
GRANTOR: DOUGHERTY MCCARTNEY C						
GRANTEE: DOUGHERTY MCCARTNEY						
1499/677	9/21/2023	QC	U	V	11	100
GRANTOR: GRANITE CARLA J						
GRANTEE: DOUGHERTY MCCARTNEY						

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
1	0166	CONC,PAVMT	0	0	400.00	UT	5.00	5.00	100	2026	2025	100

TOTAL OB/XF												
2,000												

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2026;ORIG=90,10] W14 S7 W21 N7 W11 N4 W15 S1 D3L3 S4 D3R3 S28 E24 N4 E37 N31 \$												
FGR=[YR=2026;ORIG=29,45] E24 S13 W24 N13 \$												
BAS=[YR=2026;ORIG=55,10] E21 S7 W21 N7 \$												
FOP=[YR=2026;ORIG=53,41] E12 S6 W12 N6 \$												

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	0100	C	SFR	0					2.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	30,000								