LOT 4 & 5 BLOCK 4 GWEN LAKE ESTA

328-310, 902-866, DC 1209-2535,

ARNOLD HAROLD E
489 NW SHELBY TER
LAKE CITY, FL 32055

2027

31-3S-17-06002-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 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 06

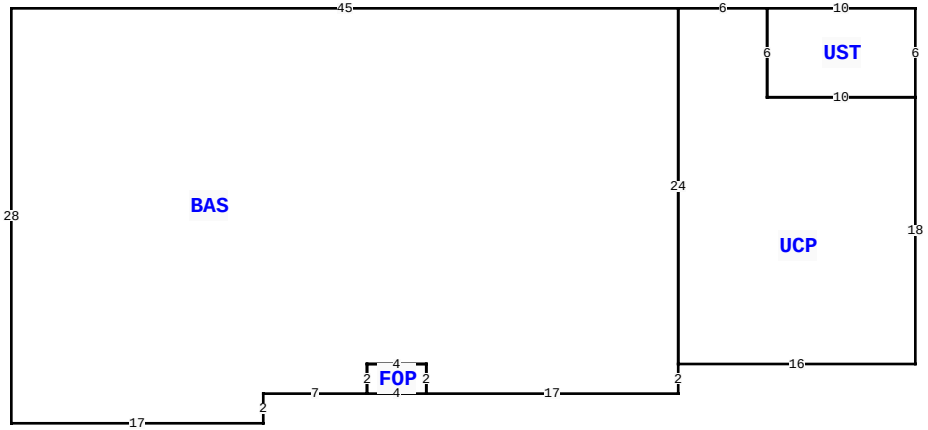
NEIGHBORHOOD/LOC 31317.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,196	100		1,196	93,894
FOP	8	30		2	157
UCP	324	20		65	5,103
UST	60	45		27	2,120
TOTALS	1,588			1,290	101,274

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,290	109.8000	120.78	155,806	1960	1960	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2018 Heated Area: 1196 HX Base Yr 2018



489 NW SHELBY TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

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	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	600	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		101,274
TOTAL MARKET OB/XF VALUE		1,000
TOTAL LAND VALUE - MARKET		69,682
TOTAL MARKET VALUE		171,956
SOH/AGL Deduction		69,195
ASSESSED VALUE		102,761
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		46,350
TOTAL JUST VALUE		171,956
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		173,801

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1209/2544	2/14/2011	PB	U	I	11	0
GRANTOR: ORDER SUMM ADMIN (EST						
GRANTEE: HAROLD E ARNOLD (EN						
1040/2812	3/18/2005	WD	Q	V	01	100
GRANTOR: HAROLD & PAULA ARNODL						
GRANTEE: VANESSA DEAN ARNOLD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W45 S28 E17 N2 E7 FOP= E4 N2 W4 S2$ N2 E4 S2 E17 N2 UCP= E16 N18 UST= N6 W10 S6 E10$ W10 N6 W6 S24$ N24$.

LAND DESCRIPTION

TOTAL OB/XF 1,000

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	0133	C	SFR LAKE	100		*RSF-2	0.00	0.00	21,608.25	SF		1.00	1.00	1.00	2.00	2.00	43,216							
2	0700	C	MISC RES	100		*RSF-2	0.00	0.00	22,055.30	SF		1.00	1.00	0.60	2.00	1.20	26,466							

REVIEW DATE 08/15/2016 BY DF Total Acres: 1.00 Total Land Value: 69,682 Market: 0 Agricultural: 0 Common: 69,682 PRINTED 11/17/2026 BY SYS