

COMM SW COR OF SE1/4 OF SW1/4, E
POB, N 260.24 FT, E 271.09 FT, S
270.21 FT TO POB.

ARTHUR LLOYD F/ARTHUR FRANCES
1579 SW HALTIWANGER RD
LAKE CITY, FL 32024

2026

33-5S-17-09484-001
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	06	VINYL ASB	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	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	0102 SFRES/MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	33517.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,708	100	
FOP	91	30	
UEP	279	60	
UOP	54	20	
TOTALS	2,132		
			1,913
			165,478

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 0								

Heated Area: 1708 HX Base Yr

COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			177,422
TOTAL MARKET OB/XF VALUE			8,450
TOTAL LAND VALUE - MARKET			27,200
TOTAL MARKET VALUE			213,072
SOH/AGL Deduction			106,244
ASSESSED VALUE			106,828
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			55,417
TOTAL JUST VALUE			213,072
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			227,672

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052958	Electrical Servic		04/29/2025
19253	REMODEL	65	02/20/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1566/2543	4/24/2026	LE U		I	14	100

GRANTOR: ARTHUR LLOYD F (LIFE)
GRANTEE: BISHOP DELLA FRANCE

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/06/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= S28 E27 FOP= S7 E13 N7 W13 E34 N28 UEP= N9 W31 UOP= W6 S9 E6 N9 S9 E31 S W61 S.	

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	0031	BARN, MT AE	0	100	28	29		1.00	UT 0.00	100	0	0	3	100	500	
2	0294	SHED WOOD/	0	100	9	20		1.00	UT 0.00	100	0	0	3	100	150	
3	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	100			3	100	7,000	
4	0040	BARN, POLE	0	100	0	0		1.00	UT 0.00	100	1993	1993	3	100	800	

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0102	C	SFR/MH	100		A-1	0.00	0.00	1.70	AC		1.00	1.00	1.00	16,000.00	16,000.00	27,200							

