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

2027

33-5S-17-09484-001

BUILDING CHARACTERISTICS

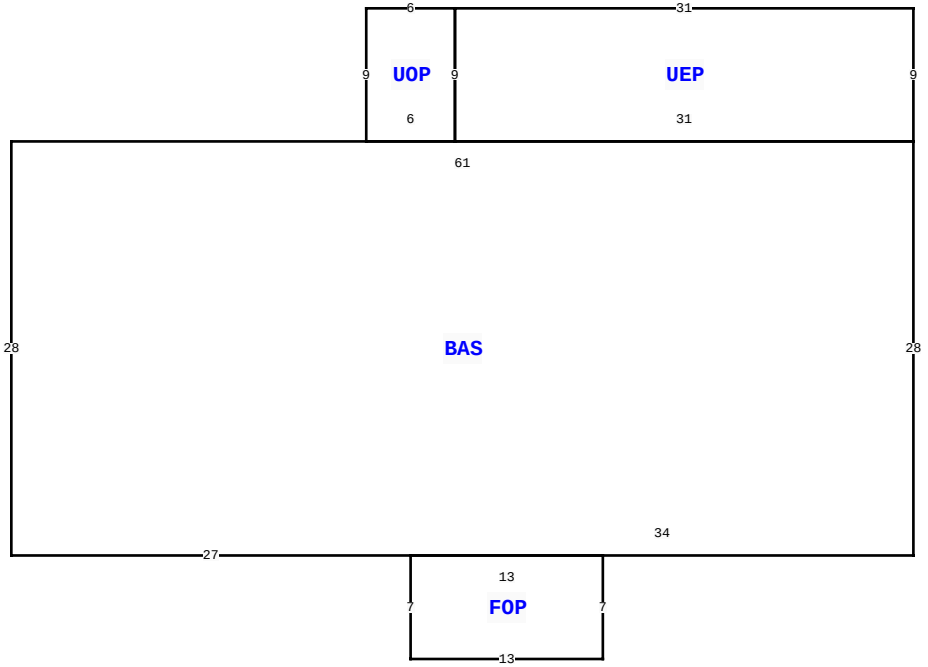
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,708	100		1,708	145,114
FOP	91	30		27	2,294
UEP	279	60		167	14,189
UOP	54	20		11	935
TOTALS	2,132			1,913	162,531

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,913	118.8250	130.71	250,048	1971	1971	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1708 HX Base Yr



1577 SW HALTIWANGER RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0031	BARN,MT AE	0	100	28	29	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0294	SHED WOOD/	0	100	9	20	1.00	UT	0.00	0.00	100	0	0	3	100	150	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		174,475
TOTAL MARKET OB/XF VALUE		8,450
TOTAL LAND VALUE - MARKET		27,200
TOTAL MARKET VALUE		210,125
SOH/AGL Deduction		99,568
ASSESSED VALUE		110,557
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		59,146
TOTAL JUST VALUE		210,125
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		213,072

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

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 8,450

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	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							

REVIEW DATE 05/07/2025 BY TW Total Acres: 1.70 Total Land Value: 27,200 Market: 0 Agricultural: 0 Common: 27,200 PRINTED 11/17/2026 BY SYS

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

2027

33-5S-17-09484-001

BUILDING CHARACTERISTICS

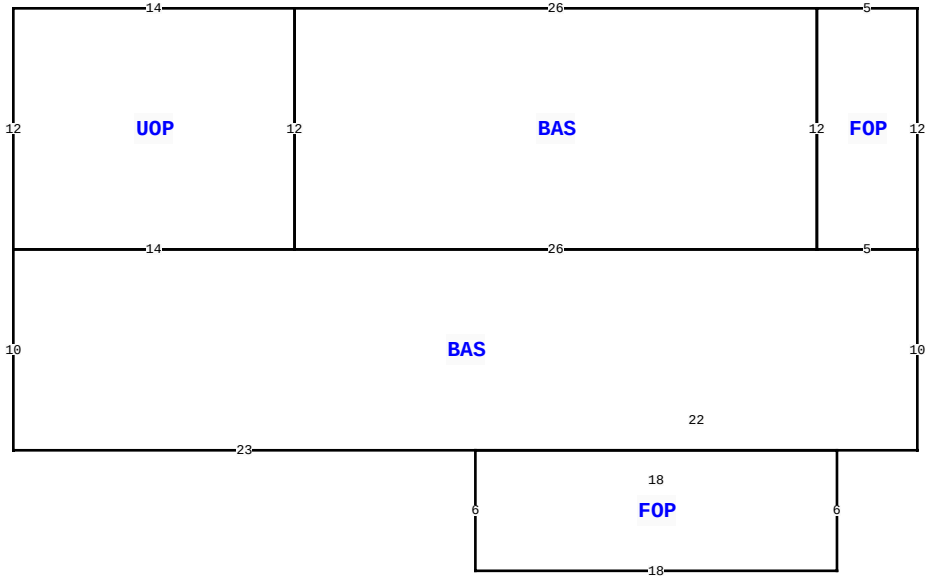
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	01	01
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	312	100		312	4,318
BAS	450	100		450	6,228
FOP	60	35		21	291
FOP	108	35		38	526
UOP	168	25		42	581
TOTALS	1,098			863	11,944

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	863	57.6750	34.60	29,860	1963	1963	0	0	0	60.00	40.00

2 MOBILE HME 0% - 0 Heated Area: 762 HX Base Yr



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

1577 SW HALTIWANGER RD, LAKE CITY

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		174,475
TOTAL MARKET OB/XF VALUE		8,450
TOTAL LAND VALUE - MARKET		27,200
TOTAL MARKET VALUE		210,125
SOH/AGL Deduction		99,568
ASSESSED VALUE		110,557
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		59,146
TOTAL JUST VALUE		210,125
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		213,072

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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

BUILDING NOTES

BUILDING DIMENSIONS

FOP= N12 W5 S12 E5$ BAS= W5 BAS= N12 W26 S12 E26$ W26 UOP= N12 W14 S12 E14$ W14 S10E23 FOP= S6 E18 N6 W18$ E22 N10$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 05/07/2025 BY TW Total Acres: 1.70 Total Land Value: 27,200 Market: 0 Agricultural: 0 Common: 27,200 PRINTED 11/17/2026 BY SYS