LOT 8 BLOCK 12 COUNTRY CLUB ESTA
748-2319, DC 1221-631, PB 1551-1

ARNOLD CHARLES E/ARNOLD CHARLES WAYNE
141 SE ROWAND PL
LAKE CITY, FL 32025

2026

34-3S-17-07231-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

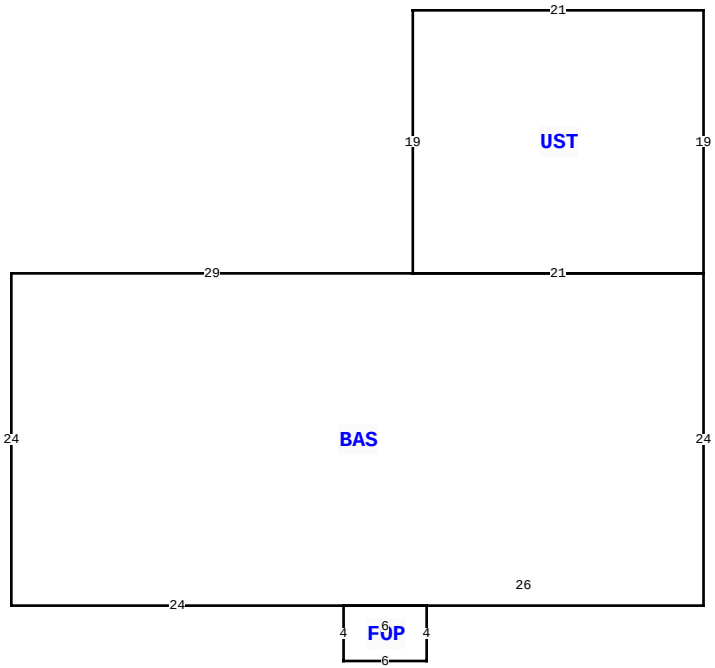
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34317.070	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100		1,200	91,338
FOP	24	30		7	533
UST	399	45		180	13,701
TOTALS	1,623			1,387	105,572

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,387	104.5512	117.10	162,418	1963	1963	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2026 Heated Area: 1200 HX Base Yr 2026



141 SE ROWAND PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		105,572
TOTAL MARKET OB/XF VALUE		650
TOTAL LAND VALUE - MARKET		20,905
TOTAL MARKET VALUE		127,127
SOH/AGL Deduction		0
ASSESSED VALUE		127,127
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		75,716
TOTAL JUST VALUE		127,127
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		127,127

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1564/1666	4/01/2026	WD	U	I	11	100
GRANTOR: ARNOLD CHARLES ELIOT						
GRANTEE: ARNOLD CHARLES E						
1562/2419	3/11/2026	LE	U	I	14	100
GRANTOR: ARNOLD CHARLES ELIOT						
GRANTEE: ARNOLD CHARLES ELIO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 S24 E24 FOP= S4 E6 N4 W6$ E26 N24 UST= N19 W21 S19 E21$ W21$.

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	200	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	300.00	300.00	50	1993	1993	3	50	150	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 650

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		RSF-	110.00	121.00	1.00	LT		1.00	1.00	1.13	18,500.00	20,905.00	20,905							

REVIEW DATE 01/30/2017 BY BC Total Acres: 0.31 Total Land Value: 20,905 Market: 0 Agricultural: 0 Common: 20,905 PRINTED 09/02/2026 BY SYS