LOT 12 CANNON CREEK PLACE S/D.
WD 1056-2031, WD 1117-2669, WD 1

RENDEL CYNTHIA D/RENDEL STEVEN M
176 SW ARROW GLEN
LAKE CITY, FL 32024

2026

24-4S-16-03114-112

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

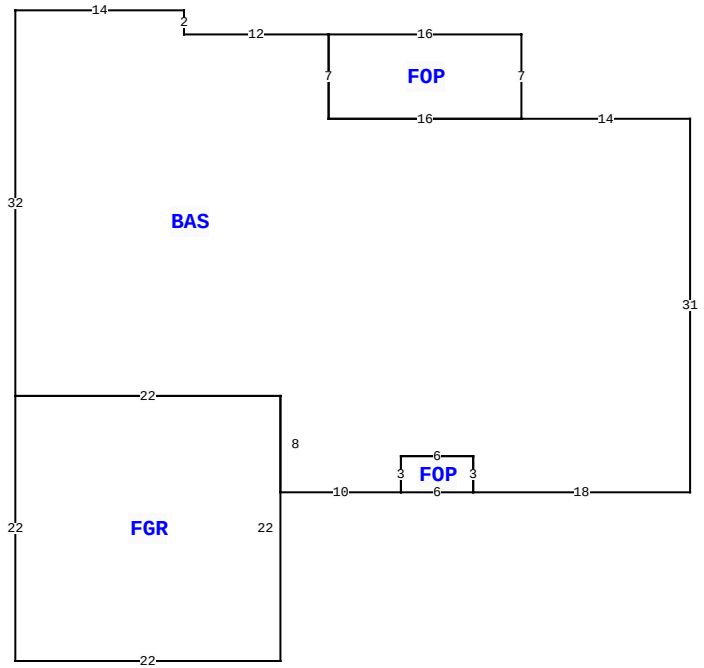
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	24416.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,752	100		1,752	186,174
FGR	484	55		266	28,266
FOP	18	30		5	531
FOP	112	30		34	3,613
TOTALS	2,366			2,057	218,585

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,057	115.7016	129.59	266,567	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2010 Heated Area: 1752 HX Base Yr 2010



176 SW ARROW GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		218,585
TOTAL MARKET OB/XF VALUE		33,052
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		286,637
SOH/AGL Deduction		99,341
ASSESSED VALUE		187,296
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		136,574
TOTAL JUST VALUE		286,637
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		290,379

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31782	POOL	185	03/03/2014
24866	SFR	539	08/14/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1441/910	6/01/2021	WD	U	I	30	57,300
GRANTOR: WRIGHT DANIEL B						
GRANTEE: RENDEL CYNTHIA D						
1429/2142	2/02/2021	QC	U	I	11	100
GRANTOR: RENDEL MATTHEW S						
GRANTEE: WRIGHT DANIEL B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FOP= N7 W16 S7 E16$ W16 N7 W12 N2 W14 S32 FGR= S22 E22 N22 W22$ E22 S8 E10 FOP= E6 N3 W6 S3$ N3 E6 S3 E18 N31$.

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	1,018.00	UT	3.00	3.00	100	2007	2007	3	100	3,054	
2	0294	SHED WOOD/	0	100	12	24	288.00	UT	10.00	10.00	75	2014	2014	3	75	2,160	
3	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	2014	2014	3	76	27,238	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 33,052

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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 02/25/2025 BY KS Total Acres: 0.60 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS