LOT 14 CANNON CREEK PLACE S/D.
WD 1058-1808, WD 1320-184, DC 15

LORD RUDYARD B
122 SW ARROW GLEN
LAKE CITY, FL 32024

2026

24-4S-16-03114-114

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 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

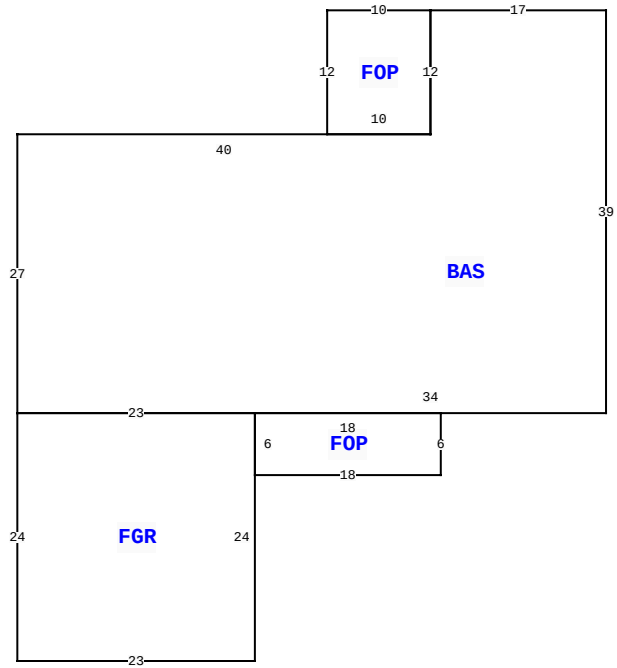
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 24416.040 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,743	100		1,743	213,312
FGR	552	55		304	37,204
FOP	108	30		32	3,916
FOP	120	30		36	4,406
TOTALS	2,523			2,115	258,838

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,115	121.4136	135.98	287,598	2015	2015	0	0	0	10.00	90.00

1 SINGLE FAM 100% - 2017 Heated Area: 1743 HX Base Yr 2017



122 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		258,838
TOTAL MARKET OB/XF VALUE		2,722
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		296,560
SOH/AGL Deduction		103,870
ASSESSED VALUE		192,690
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		136,968
TOTAL JUST VALUE		296,560
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		299,436

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32540	SFR	734	12/15/2014
24012	SFR	570	01/03/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1320/0184	8/08/2016	WD	Q	I	01	163,000
GRANTOR: CONNER INVESTMENTS OF						
GRANTEE: RUDYARD B & MARGARE						
1058/1808	9/14/2005	WD	Q	V		77,800
GRANTOR: PETER W GIEBEIG						
GRANTEE: CONNER INVESTMENTS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 FOP= W10 S12 E10 N12$ S12 W40 S27 FGR= S24 E23 N24 W23$ E23 FOP= S6 E18 N6 W18$ E34 N39$.

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	961.00	UT	2.00	2.00	100	2015	2015	3	100	1,922	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 2,722

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: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/06/2025 BY SYS