LOT 16 CANNON CREEK PLACE S/D.
WD 1055-268, WD 1141-2683, WD 12

LAWS KAREN DENISE
143 SW ARROWBEND DR
LAKE CITY, FL 32024

2026

24-4S-16-03114-116

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 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
Condition Adj	02	02 100
Quality	06	06

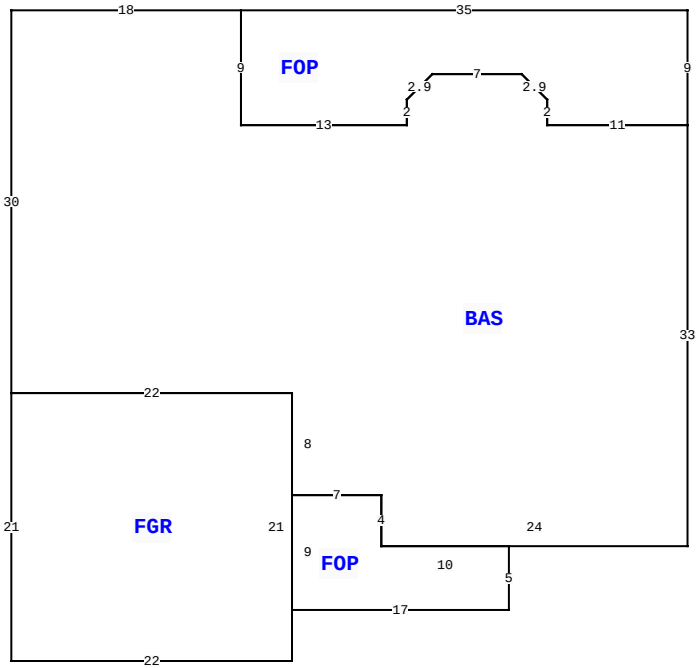
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 24416.040 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,659	100		1,659	167,096
FGR	462	55		254	25,583
FOP	113	30		34	3,425
FOP	275	30		82	8,259
TOTALS	2,509			2,029	204,362

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,029	108.3480	121.35	246,219	2008	2008	0	0	0	17.00	83.00

1 SINGLE FAM 100% - 2012 Heated Area: 1659 HX Base Yr 2012



143 SW ARROWBEND DR, 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		204,362
TOTAL MARKET OB/XF VALUE		4,071
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		243,433
SOH/AGL Deduction		84,033
ASSESSED VALUE		159,400
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		108,678
TOTAL JUST VALUE		243,433
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		245,895

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049437	Roof Replacement	24,660	03/15/2024
25921	SFR	535	06/14/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1217/1500	7/07/2011	WD	Q	I	01	125,000
GRANTOR: JAMES SHELNUT						
GRANTEE: KAREN DENISE LAWS						
1141/2683	1/30/2008	WD	Q	V		32,000
GRANTOR: GREGORY S & STEPHANIE						
GRANTEE: JAMES SHELNUT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 S30 FGR= S21 E22 N21 W22$ E22 S8 FOP= S9 E17 N5 W10 N4 W7$ E7 S4 E24 N33 FOP= N9 W35 S9 E13 N2 R2 U2 E7 D2 R2 S2 E11$ W11 N2 L2 U2 W7 D2 L2 S2 W13 N9 $.

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	1,357.00	UT	3.00	3.00	100	2008	2008	3	100	4,071	

LAND DESCRIPTION

TOTAL OB/XF 4,071

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: 0.52 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/05/2025 BY SYS