

LOT 27 CANNON CREEK PLACE S/D.
WD 1064-1247, WD 1187-2144, QC 1

WHALEN AMANDA V/WHALEN CHAST
315 SW ARROWBEND DR
LAKE CITY, FL 32024

2026

24-4S-16-03114-127



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LAM/VNLPLK 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
Units		0 100

Quality	07 07
DOR CODE	0100 SINGLE FAMILY
MAP NUM	
NEIGHBORHOOD/LOC	24416.040 1.00/

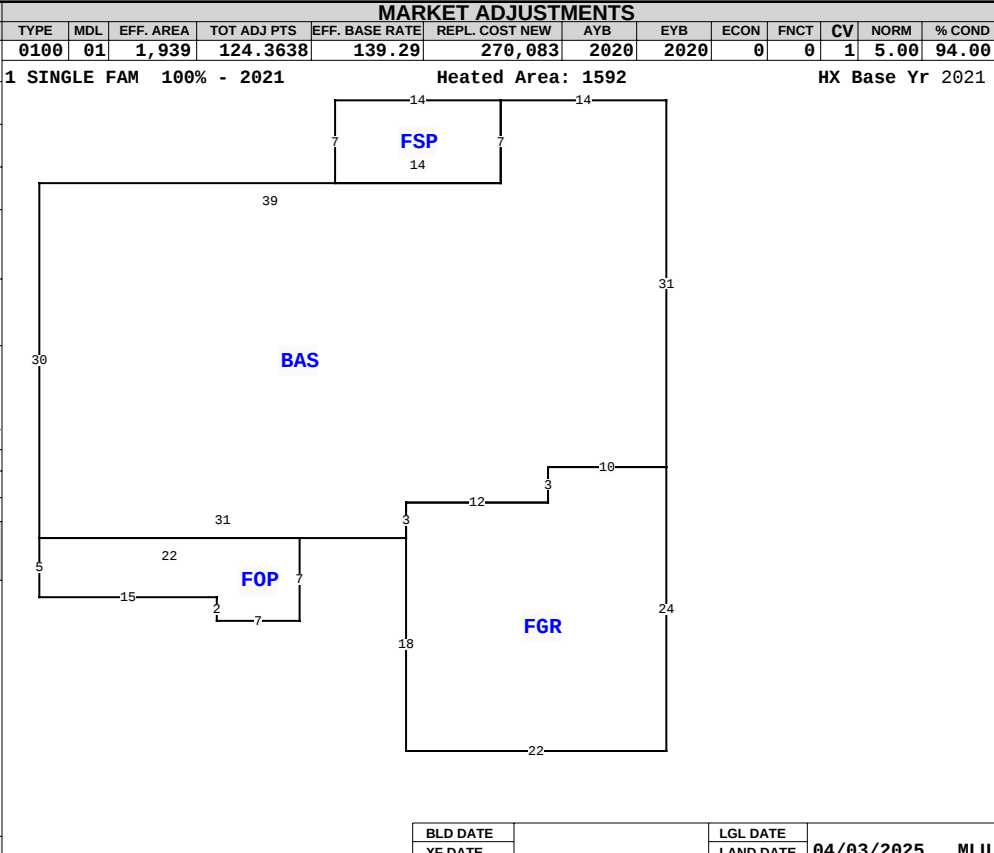
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,592	100		1,592	208,445
FGR	492	55		271	35,483
FOP	124	30		37	4,845
FSP	98	40		39	5,106

TOTALS	2,306			1,939	253,878
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0 100	0	0	1,130.00	UT	2.25	2.25
2	0104	GENERATOR	0 100	0	0	1.00	UT	6,000.00	6,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		RSF-2	0.00	0.00	1.00

REVIEW DATE 02/25/2025 BY JB



TOTAL OB/XF									
7,943									

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7,943									

Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		253,878	
TOTAL MARKET OB/XF VALUE		7,943	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		296,821	
SOH/AGL Deduction		77,563	
ASSESSED VALUE		219,258	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		168,536	
TOTAL JUST VALUE		296,821	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		299,822	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39030	SFR	0	12/12/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1399/0815	11/15/2019	WD	Q	V	01
GRANTOR: BRADLEY FRANKS CONSTR					22,500
GRANTEE: AMANDA V & CHAST WH					
1360/0801	4/25/2018	QC	U	V	11
GRANTOR: CATHERINE H BRYAN					100
GRANTEE: BRADLEY FRANKS CONS					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W14 FSP= W14 S7 E14 N7\$ S7 W39 S30 FOP= S5 E15 S2 E7 N7 W22\$ E31 FGR= S18 E22 N24 W10 S3 W12 S3\$ N3 E12 N3 E10 N31\$.									

OTHER ADJUSTMENTS AND NOTES									

PRINTED 11/21/2025 BY SYS