

LOT 29 CANNON CREEK PLACE S/D.
WD 1056-2031, CT 1174-2215, WD 1

ARMIJO AUTUMN
351 SW ARROWBEND DR
LAKE CITY, FL 32025

2026

24-4S-16-03114-129



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 100
Interior Floor	00	N/A 0
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
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
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	1,716	100	2023	1,716	231,435
FGR	462	55	2023	254	34,257
FOP	48	30	2023	14	1,889
FOP	85	30	2023	26	3,507
TOTALS	2,311			2,010	271,086

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,010	124.1460	139.04	279,470	2022	2022	0	0	3.00	97.00

1 SINGLE FAM 100% - 2023

Heated Area: 1716

HX Base Yr 2024

FOP 2023

BAS 2023

FGR 2023

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

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0166	CONC, PAVMT	0	100	0	0	580.00	UT	3.00	3.00	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,800.00	1,800.00	

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

TOTAL OB/XF											
3,540											

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		271,086	
TOTAL MARKET OB/XF VALUE		3,540	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		309,626	
SOH/AGL Deduction		13,795	
ASSESSED VALUE		295,831	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		245,109	
TOTAL JUST VALUE		309,626	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		312,421	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041976	New Residential C	180,000	05/21/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1466/2090	5/13/2022	WD	Q	I	01
GRANTOR: THOMAS JOHN					
GRANTEE: ARMIJO AUTUMN					
1466/2088	5/12/2022	WD	U	V	11
GRANTOR: ROBERTS MIKE					
GRANTEE: THOMAS JOHN					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2023;ORIG=20,-20] W12 S5 W17 N5 W21 S28 E21 S5 E6 S8 E11 S6 E12 N47 \$											
FGR=[YR=2023;ORIG=-30,8] E21 S22 W21 N22 \$											
FOP=[YR=2023;ORIG=-9,-20] E17 S5 W17 N5 \$											
FOP=[YR=2023;ORIG=-9,13] E6 S8 W6 N8 \$											