LOT 32 CANNON CREEK PLACE S/D.
WD 1120-651,751, WD 1338-981,

BURNETTE EMILY
314 SW ARROWBEND DR
LAKE CITY, FL 32024

2026

24-4S-16-03114-132

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 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

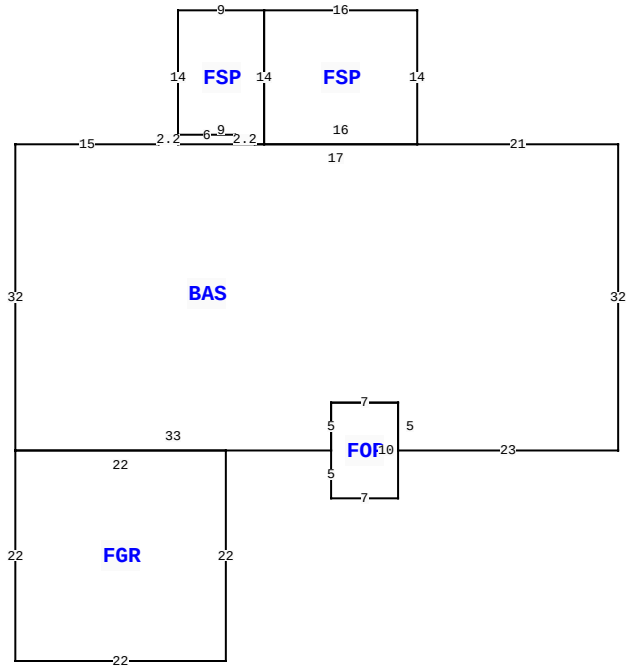
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 24416.040 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,989	100		1,989	223,689
FGR	484	55		266	29,915
FOP	70	30		21	2,362
FSP	126	40		50	5,624
FSP	224	40		90	10,122
TOTALS	2,893			2,416	271,710

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,416	122.4531	137.15	331,354	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2018 Heated Area: 1989 HX Base Yr 2018



314 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		271,710
TOTAL MARKET OB/XF VALUE		34,887
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		341,597
SOH/AGL Deduction		109,632
ASSESSED VALUE		231,965
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		181,243
TOTAL JUST VALUE		341,597
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		345,673

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052275	Screen Enclosure	40,000	02/10/2025
28609	POOL ENCL	40	05/28/2010
28490	POOL	230	04/16/2010
24614	SFR	602	06/12/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1338/0981	6/02/2017	WD	Q	I	01	215,000
GRANTOR: RICARDO COLON & MERLI						
GRANTEE: EMILY BURNETTE						
1120/0751	5/24/2007	WD	Q	V		42,000
GRANTOR: PETER GIEBEIG						
GRANTEE: TRENT GIEBEIG CONST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 FSP= N14 W16 FSP= W9 S14 E9 N14$ S14 E16 $ W17 L2 U1 W6 D1 L2 W15 S32 FGR= S22 E22 N22 W22$ E33 FOP= S5 E7 N10 W7 S5$ N5 E7 S5 E23 N32$.

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	1,389.00	UT	3.00	3.00	100	2007	2007	3	100	4,167	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	1,200	
3	0280	POOL R/CON	0	100	0	0	363.00	UT	70.00	70.00	100	2010	2010	3	65	16,517	
4	0282	POOL ENCL	0	100	0	0	1,748.00	UT	15.00	15.00	100	2010	2010	3	40	10,488	
5	0169	FENCE/WOOD	0	100	0	0	432.00	UT	10.50	10.50	29	2010	2010	3	29	1,315	
6	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 34,887

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 05/20/2025 BY chuck Total Acres: 0.55 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/04/2025 BY SYS