LOT 33 CANNON CREEK PLACE S/D.
WD 1055-1339, CWD 1098-192, CT 1

GERAETS CANTY/CUPPETT KENDAL
292 SW ARROWBEND DR
LAKE CITY, FL 32024

2026

24-4S-16-03114-133

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

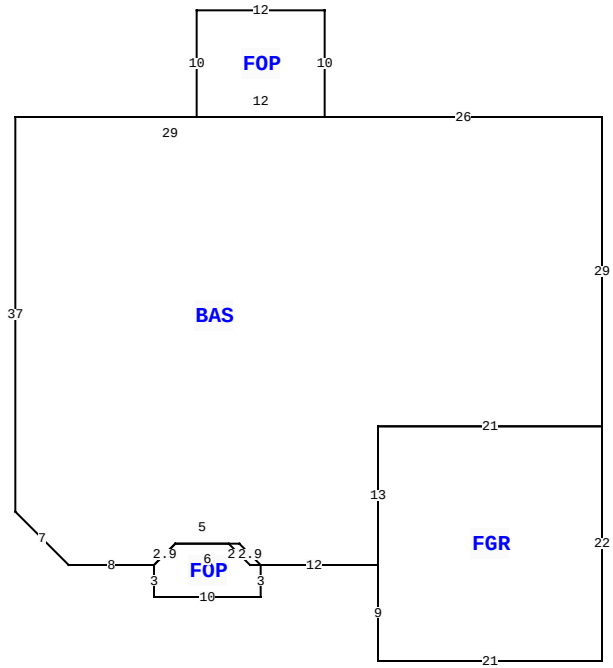
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	2,011	100		2,011	189,089
FGR	462	55		254	23,883
FOP	46	30		14	1,316
FOP	120	30		36	3,385
TOTALS	2,639			2,315	217,674

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,315	111.9332	125.37	290,232	2000	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2013 Heated Area: 2011 HX Base Yr 2013



292 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		217,674
TOTAL MARKET OB/XF VALUE		3,844
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		256,518
SOH/AGL Deduction		89,617
ASSESSED VALUE		166,901
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		116,179
TOTAL JUST VALUE		256,518
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		259,420

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24145	SFR	589	02/16/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1237/0033	6/05/2012	WD	U	I	18	120,000
GRANTOR: SECRETARY OF VETERANS						
GRANTEE: CANTY GERAETS & KEN						
1214/1100	5/09/2011	CT	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: SECRETARY OF VETERA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 FOP= N10 W12 S10 E12$ W29 S37 R5 D5 E8 FOP= S3 E10 N3 U2 L2 W6 L2 D2 $ U2 R2 E5 R2 D2 E12 FGR= S9 E21 N22 W21 S13$ N13 E21 N29$.

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	948.00	UT	3.00	3.00	100	2006	2006	3	100	2,844	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2025	2024		100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 3,844

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 JB Total Acres: 0.55 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS