

SORENSEN MATTHEW T
228 SW ARROWBEND DR
LAKE CITY, FL 32024

2026



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 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 Units

05

CONV 100
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

2,352

100

2,352

273,321

FGR

783

55

431

50,086

FOP

168

30

50

5,810

FOP

330

30

99

11,505

TOTALS

3,633

2,932

340,722

EXTRA FEATURES

L N

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

1,872.00

UT 2.00

2.00

100

2015

2015

3

100

3,744

2

0210

GARAGE U

0 100

28

40

1.00

UT 0.00

0.00

0.00

100

2019

2019

3

100

10,000

3

0280

POOL R/CON

0 100

18

33

594.00

UT 70.00

70.00

70.00

100

2020

2020

3

91

37,838

4

0120

CLFENCE 4

0 100

0

0

1.00

UT 2,500.00

2,500.00

2,500.00

100

2025

2024

100

2,500

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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:

0.72

Total Land Value:

35,000

Market:

0

Agricultural:

0

Common:

35,000

PRINTED 09/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

2,932

115.2900

129.12

378,580

2015

2015

0

0

0 10.00

90.00

1 SINGLE FAM

100% - 2016

Heated Area: 2352

HX Base Yr 2016

VALUATION BY

Tax Group: 2

Tax Dist:

STANDARD

BUILDING MARKET VALUE

340,722

TOTAL MARKET OB/XF VALUE

54,082

TOTAL LAND VALUE - MARKET

35,000

TOTAL MARKET VALUE

429,804

SOH/AGL Deduction

142,349

ASSESSED VALUE

287,455

TOTAL EXEMPTION VALUE

HX HB

50,722

BASE TAXABLE VALUE

236,733

TOTAL JUST VALUE

429,804

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

434,421

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

V I

RSN CD

SALE PRICE

1149/1211

4/28/2008

WD

Q

V

30,000

GRANTOR: ABBA INVESTMENTS LLC

GRANTEE: MATTHEW T SORENSEN

1056/1326

8/22/2005

WD

Q

V

79,800

GRANTOR: PETER W GIEBEIG

GRANTEE: ABBA INVESTMENTS LL

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FOP= N10 W33 S10 E33\$ W49 S39 E16 FOP= S5 E21 N8 W21 S3\$ N3 E21 FGR= S29 E27 N29 W27\$ E27 N36\$.