

LOTS 36 & 37 CANNON CREEK PLACES
WD 1056-1326, WD 1056-2091, WD 1

GREEN LORI M PARRISH
176 SW ARROWBEND DR
LAKE CITY, FL 32024

2026

24-4S-16-03114-137

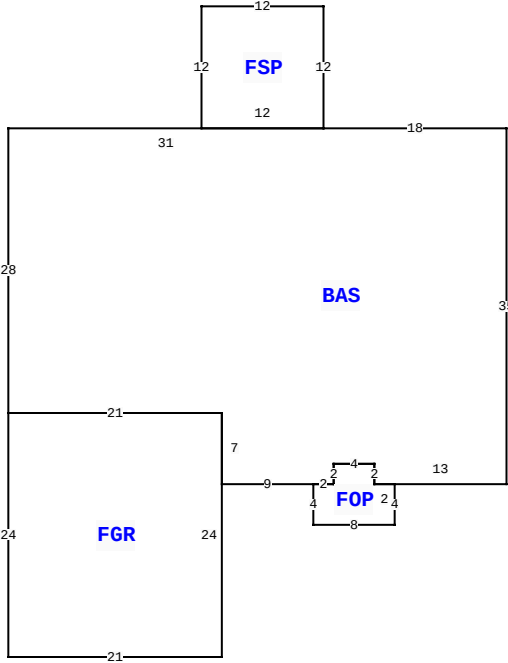


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	05	05
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		06

NEIGHBORHOOD/LOC 24416.040 1.00/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100		1,560	157,040
FGR	504	55		277	27,885
FOP	40	30		12	1,208
FSP	144	40		58	5,838

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,907	110.9680	124.28	237,002	2006	2006	0	0	0	19.00	81.00	
1 SINGLE FAM 100% - 2012				Heated Area: 1560				HX Base Yr 2012					



TOTALS	2,248			1,907	191,972
EXTRA FEATURES					
176 SW ARROWBEND DR, LAKE CITY					

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	987.00	UT	3.00	3.00	100	2006	2006	3	100	2,961	
2	0070	CARPORT UF	0 100	18	20	360.00	UT	2.00	2.00	100	2009	2009	3	100	720	
3	0260	PAVEMENT-A	0 100	0	0	2,080.00	UT	1.50	1.50	70	2009	2009	3	70	2,184	
4	0060	CARPORT F	0 100	18	30	540.00	UT	4.50	4.50	100	2009	2009	3	100	2,430	
5	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	

LAND DESCRIPTION																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	0100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	0.90	35,000.00	31,500.00
2	0000	C	VAC RES	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	0.90	35,000.00	31,500.00

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		191,972	
TOTAL MARKET OB/XF VALUE		9,495	
TOTAL LAND VALUE - MARKET		63,000	
TOTAL MARKET VALUE		264,467	
SOH/AGL Deduction		99,952	
ASSESSED VALUE		164,515	
TOTAL EXEMPTION VALUE		HX HB	
BASE TAXABLE VALUE		113,793	
TOTAL JUST VALUE		264,467	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		266,837	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23885	SFR	511	11/22/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1216/1034	6/09/2011	QC	U	V	11	13,000
GRANTOR: MATTHEW T SORENSEN						
GRANTEE: LORI M PARRISH						
1216/1032	6/09/2011	WD	Q	I	01	141,000
GRANTOR: MATTHEW T SORENSEN						
GRANTEE: LORI M PARRISH						

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS= W18 FSP= N12 W12 S12 E12\$ W31 S28 FGR= S24 E21 N24 W21\$ E21 S7 E9 FOP= S4 E8 N4 W2 N2 W4 S2 W2\$ E2 N2 E4 S2 E13 N35\$.																