LOT 38 CANNON CREEK PLACE S/D.
WD 1065-1748, WD 1108-2747, WD 1

TOLAR CAMERON G/TOLAR ARIEL
142 SW ARROWBEND DR
LAKE CITY, FL 32024

2026

24-4S-16-03114-138

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

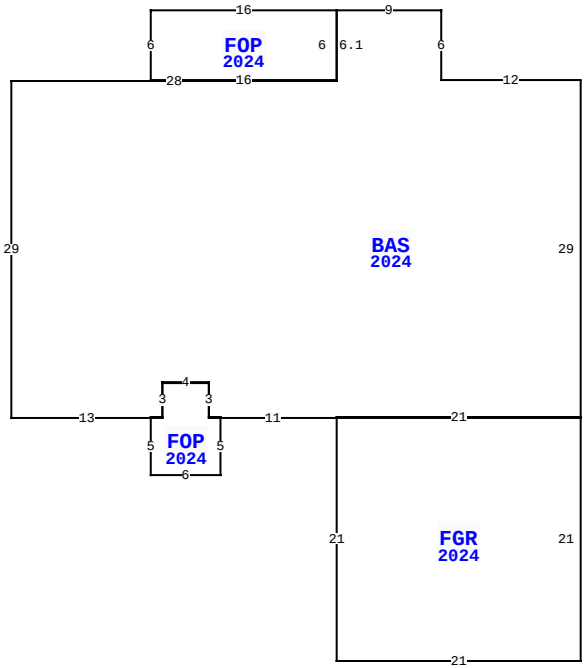
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	05	05
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	1,464	100	2024	1,464	192,827
FGR	441	55	2024	243	32,006
FOP	42	35	2024	15	1,976
FOP	96	35	2024	34	4,479
TOTALS	2,043			1,756	231,286

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	02	1,756	120.0000	134.40	236,006	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2024 Heated Area: 1464 HX Base Yr 2024



142 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		231,286
TOTAL MARKET OB/XF VALUE		1,200
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		267,486
SOH/AGL Deduction		3,825
ASSESSED VALUE		263,661
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		212,939
TOTAL JUST VALUE		267,486
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		269,846

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045796	New Residential C	300,000	10/27/2022
24937	SFR	556	09/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1472/2367	8/18/2022	WD	Q	V	01	30,000
GRANTOR: BRADLEY FRANKS CONSTR						
GRANTEE: TOLAR CAMERON G						
1347/2329	11/10/2017	WD	Q	V	01	12,000
GRANTOR: PARK T JONES TRUSTEE						
GRANTEE: BRADLEY FRANKS CONS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=7,-10] W12 N6 W9 S6.1 W28 S29 E13 N3 E4 S3 E11 E21 N29 $
FGR=[YR=2024;ORIG=-14,19] E21 S21 W21 N21 $
FOP=[YR=2024;ORIG=-14,-16] W16 S6 E16 N6 $
FOP=[YR=2024;ORIG=-24,19] W1 N3 W4 S3 W1 S5 E6 N5 $
.

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	400.00	UT	3.00	3.00	100	2024	2023		100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,200

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