LOT 1 CANNON CREEK PLACE 1ST ADD
REPLAT OF LOT 11 OF CANNON CREEK

BENCH CHARLES W/BENCH ROSA L
171 SW ARROW GLEN
LAKE CITY, FL 32024

2026

24-4S-16-03114-201

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

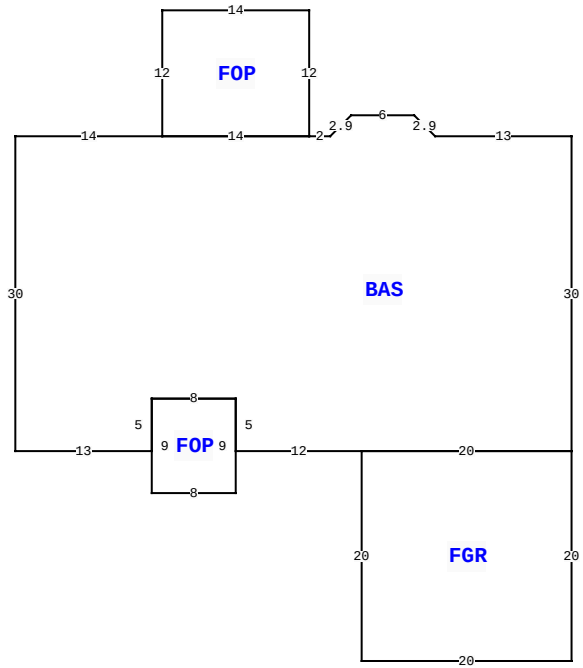
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	24416.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,566	100		1,566	206,106
FGR	400	55		220	28,955
FOP	72	30		22	2,896
FOP	168	30		50	6,581
TOTALS	2,206			1,858	244,537

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,858	123.7005	138.54	257,407	2020	2020	0	0	0	5.00	95.00

1 SINGLE FAM 100% - 2021 Heated Area: 1566 HX Base Yr 2021



171 SW ARROW GLN, 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		244,537
TOTAL MARKET OB/XF VALUE		9,895
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		289,432
SOH/AGL Deduction		76,189
ASSESSED VALUE		213,243
TOTAL EXEMPTION VALUE	HX HB 13	213,243
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		289,432
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		292,006

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40263	SFR	0	07/31/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1426/599	12/04/2020	WD	Q	I	01	233,800
GRANTOR: TRENT GIEBEIG CONSTRU						
GRANTEE: BENCH CHARLES W						
1412/0532	5/26/2020	WD	Q	V	05	50,000
GRANTOR: ADAM WOODGAM & DANNA						
GRANTEE: TRENT GIEBEIG CONST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=57,20] W13 U2L2 W6 D2L2 W2 W14 W14 S30 E13 N5 E8 S5 E12 E20 N30 $
FOP=[ORIG=18,8] E14 S12 W14 N12 $
FOP=[ORIG=17,45] E8 S9 W8 N9 $
FGR=[ORIG=37,50] E20 S20 W20 N20 $
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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	620.00	UT	2.25	2.25	100	2021	2020		100	1,395	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000	
3	0030	BARN,MT	0	100	0	0	1.00	UT	6,500.00	6,500.00	100	2025	2024		100	6,500	

LAND DESCRIPTION

TOTAL OB/XF 9,895

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