LOTS 10 CANNON CREEK PLACE S/D.
960-2110, WD 1056-2031, CT 1174-

SANTIAGO MIGUEL A
143 SW ARROW GLN
LAKE CITY, FL 32024

2027

24-4S-16-03114-110

BUILDING CHARACTERISTICS

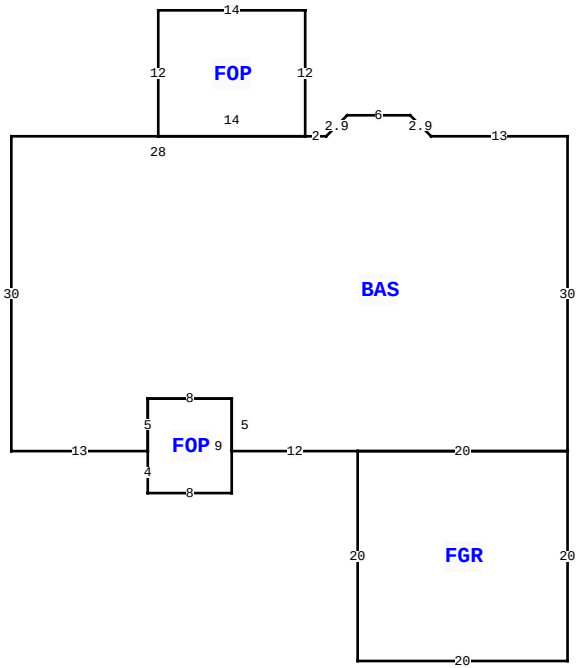
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		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	1,566	100		1,566	202,994
FGR	400	55		220	28,518
FOP	72	30		22	2,852
FOP	168	30		50	6,481
TOTALS	2,206			1,858	240,845

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	CV	NORM	% COND
0100	01	1,858	125.3637	137.90	256,218	2020	2020	0	0	1	5.00	94.00

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



143 SW ARROW GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

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	2.25	2.25	100	2020	2020	3	100	2,133	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	240,845
TOTAL MARKET OB/XF VALUE	2,133
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	277,978
SOH/AGL Deduction	52,902
ASSESSED VALUE	225,076
TOTAL EXEMPTION VALUE	HX HB SX 101,411
BASE TAXABLE VALUE	123,665
TOTAL JUST VALUE	277,978
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	282,362

SALE:7:1: JOINS OTHER PROP TO BE SUBDIVIDED

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39684	SFR	0	04/28/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1569/234	5/23/2026	LE	U	I	14	100
GRANTOR: DIAZ MIGUEL A SANTIAG						
GRANTEE: SANTIAGO NELSON (RM						
1416/1083	7/29/2020	WD	Q	I	01	220,000
GRANTOR: TRENT GIEBEIG CONSTRU						
GRANTEE: MIGUEL A SANTIAGO &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 U2 L2 W6 D2 L2 W2 FOP= N12 W14 S12 E14$ W28 S30 E13 FOP= S4 E8 N9 W8 S5$ N5 E8 S5 E12 FGR= S20 E20 N20 W20$ E20 N30$.

LAND DESCRIPTION

TOTAL OB/XF 2,133

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 KS Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS