

LOT 12 CANNON CREEK PLACE S/D.
WD 1056-2031, WD 1117-2669, WD 1

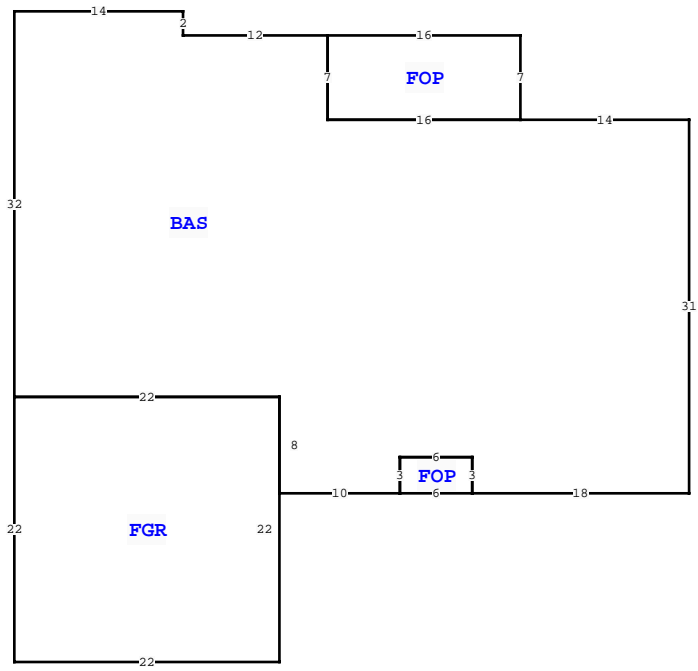
RENDEL CYNTHIA D/RENDEL STEVEN M
176 SW ARROW GLEN
LAKE CITY, FL 32024

2026

24-4S-16-03114-112

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 80
Exterior Wall	19 COMMON BRK 20
Roof Structure	04 WOOD TRUSS 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	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	05 CONV 100
Units	0 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	2010		Heated Area: 1752					HX Base Yr 2010			



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	1,752	100		1,752	186,174
FGR	484	55		266	28,266
FOP	18	30		5	531
FOP	112	30		34	3,613
TOTALS	2,366			2,057	218,585

176 SW ARROW GLN, LAKE CITY

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

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	1,018.00	UT	3.00	3.00	100	2007	2007	3	100	3,054	
2	0294	SHED WOOD/	0	100	12	24	288.00	UT	10.00	10.00	75	2014	2014	3	75	2,160	
3	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	2014	2014	3	76	27,238	
4	0120	CLFENCE	4	0	100	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	

TOTAL OB/XF 33,052

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE	218,585			
TOTAL MARKET OB/XF VALUE	33,052			
TOTAL LAND VALUE - MARKET	35,000			
TOTAL MARKET VALUE	286,637			
SOH/AGL Deduction	99,886			
ASSESSED VALUE	186,751			
TOTAL EXEMPTION VALUE	HX HB 51,411			
BASE TAXABLE VALUE	135,340			
TOTAL JUST VALUE	286,637			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	290,379			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31782	POOL	185	03/03/2014
24866	SFR	539	08/14/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1441/910	6/01/2021	WD U	I	I	30	57,300
GRANTOR: WRIGHT DANIEL B						
GRANTEE: RENDEL CYNTHIA D						
1429/2142	2/02/2021	QC U	I	I	11	100
GRANTOR: RENDEL MATTHEW S						
GRANTEE: WRIGHT DANIEL B						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W14 FOP= N7 W16 S7 E16\$ W16 N7 W12 N2 W14 S32 FGR= S22 E22 N22 W22\$ E22 S8 E10 FOP= E6 N3 W6 S3\$ N3 E6 S3 E18 N31\$.