LOT 13 CANNON CREEK PLACE S/D.
WD 1056-2031, QC 1128-1815 WD 11

MOBLEY JONATHAN CHARLES/CLAYTON-MOBLEY LATAVIA KAT
156 SW ARROW GLN
LAKE CITY, FL 32024-0361

2027

24-4S-16-03114-113

BUILDING CHARACTERISTICS

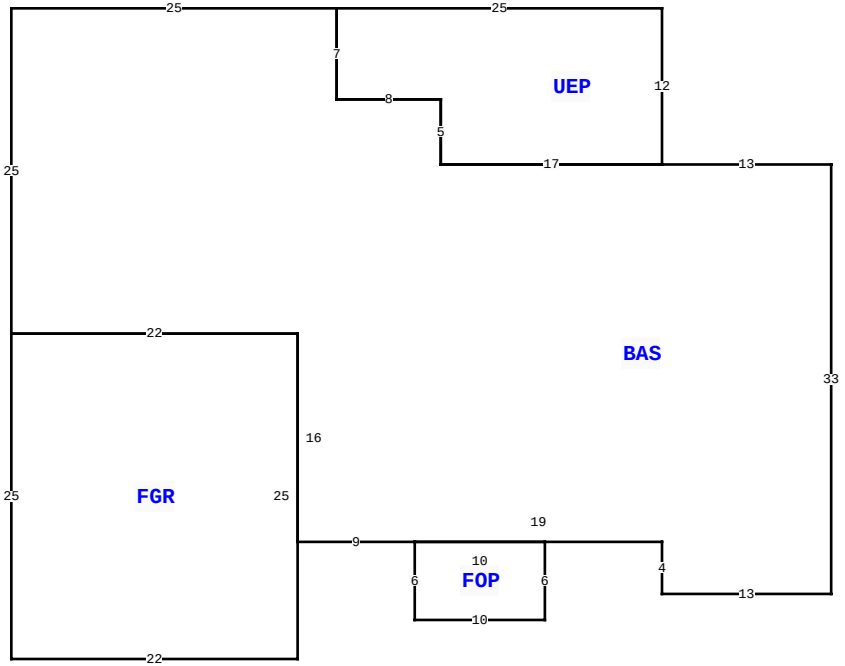
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	1,867	100		1,867	203,064
FGR	550	55		302	32,847
FOP	60	30		18	1,958
UEP	260	60		156	16,967
TOTALS	2,737			2,343	254,836

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,343	120.5820	132.64	310,776	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2023 Heated Area: 1867 HX Base Yr 2023



156 SW ARROW GLN, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
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	1,121.00	UT	2.25	2.25	100	2007	2007	3	100	2,522	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	254,836
TOTAL MARKET OB/XF VALUE	2,522
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	292,358
SOH/AGL Deduction	0
ASSESSED VALUE	292,358
TOTAL EXEMPTION VALUE	HX HB VX 56,411
BASE TAXABLE VALUE	235,947
TOTAL JUST VALUE	292,358
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	296,988

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052232	Electrical Servic	0	02/03/2025
25230	SFR	602	11/16/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1470/1944	7/07/2022	WD	Q	I	01	325,000
GRANTOR: TOOKER WAYNE L						
GRANTEE: MOBLEY JONATHAN CHA						
1318/2561	6/27/2016	WD	Q	I	01	172,000
GRANTOR: MICHAEL T CENDRO AS P						
GRANTEE: WAYNE L & DELANNA S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 UEP= N12 W25 S7 E8 S5 E17$ W17 N5 W8 N7 W25 S25 FGR= S25 E22 N25 W22$ E22 S16 E9 FOP= S6 E10 N6 W10$ E19 S4 E13 N33$.

LAND DESCRIPTION

TOTAL OB/XF 2,522

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