

LOT 16 CANNON CREEK PLACE S/D.  
WD 1055-268, WD 1141-2683, WD 12

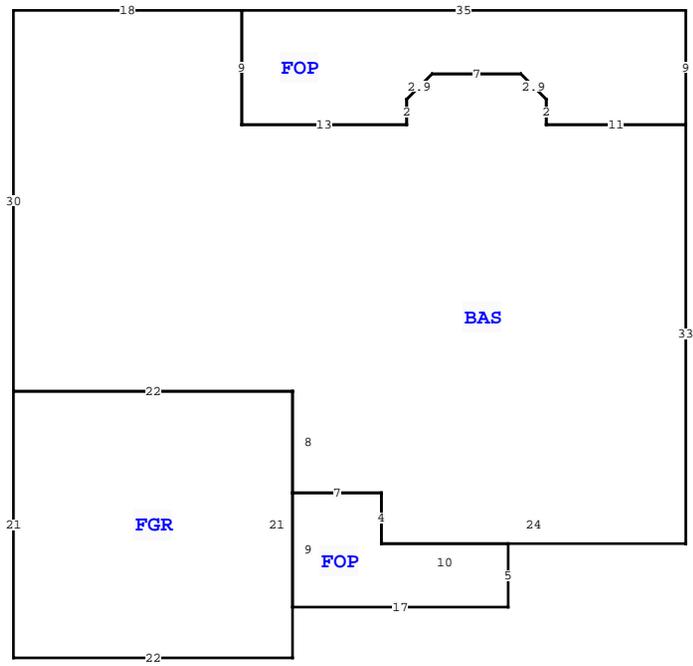
CARTER KAREN DENISE  
143 SW ARROWBEND DR  
LAKE CITY, FL 32024

**2026**

24-4S-16-03114-116

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Roof Structur	04 WOOD TRUSS 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	15 HARDTILE 80
Interior Floor	14 CARPET 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 Units	05 CONV 100 0 100
Condition Adj	02 02 100

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%	2012										
Heated Area: 1659 HX Base Yr 2012													



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	1,659	100		1,659	170,084
FGR	462	55		254	26,040
FOP	113	30		34	3,486
FOP	275	30		82	8,407
TOTALS	2,509			2,029	208,016

143 SW ARROWBEND DR, 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			3.00	100	2008	2008	3	100	4,071	

TOTAL OB/XF 4,071

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	208,016			
TOTAL MARKET OB/XF VALUE	4,071			
TOTAL LAND VALUE - MARKET	35,000			
TOTAL MARKET VALUE	247,087			
SOH/AGL Deduction	88,152			
ASSESSED VALUE	158,935			
TOTAL EXEMPTION VALUE	51,411		HX HB	
BASE TAXABLE VALUE	107,524			
TOTAL JUST VALUE	247,087			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	245,895			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049437	Roof Replacement	24,660	03/15/2024
25921	SFR	535	06/14/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1567/1681	4/24/2026	QC	U	I	11	100
GRANTOR: CARTER KAREN DENISE F						
GRANTEE: CARTER KAREN DENISE						
1217/1500	7/07/2011	WD	Q	I	01	125,000
GRANTOR: JAMES SHELNUK						
GRANTEE: KAREN DENISE LAWS						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W18 S30 FGR= S21 E22 N21 W22\$ E22 S8 FOP= S9 E17 N5 W10 N4 W7\$ E7 S4 E24 N33 FOP= N9 W35 S9 E13 N2 R2 U2 E7 D2 R2 S2 E11\$ W11 N2 L2 U2 W7 D2 L2 S2 W13 N9 \$.