LOT 17 CANNON CREEK PLACE S/D.
WD 1055-268, WD 1142-239, WD 128

HARRIS GREGORY LAVAUGHN/MAURICE NANCY JEAN
161 SW ARROWBEND DR
LAKE CITY, FL 32024

**2027**

**24-4S-16-03114-117**

## BUILDING CHARACTERISTICS

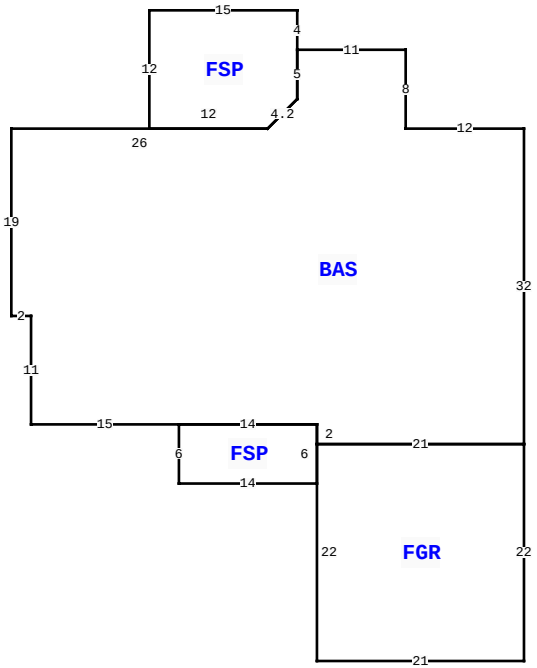
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 80 |
| Exterior Wall | 21 | STONE 20 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 12 | HARDWOOD 20 |
| 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 |
| 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 | 1,673 | 100 | | 1,673 | 188,233 |
| FGR | 462 | 55 | | 254 | 28,578 |
| FSP | 84 | 40 | | 34 | 3,825 |
| FSP | 176 | 40 | | 70 | 7,876 |
| TOTALS | 2,395 | | | 2,031 | 228,513 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,031 | 124.7400 | 137.21 | 278,674 | 2007 | 2007 | 0 | 0 | 0 | 18.00 | 82.00 |

1 SINGLE FAM 100% - 2016 Heated Area: 1673 HX Base Yr 2016




161 SW ARROWBEND DR, LAKE CITY

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

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 228,513 |
| TOTAL MARKET OB/XF VALUE | 8,990 |
| TOTAL LAND VALUE - MARKET | 35,000 |
| TOTAL MARKET VALUE | 272,503 |
| SOH/AGL Deduction | 80,717 |
| ASSESSED VALUE | 191,786 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 140,375 |
| TOTAL JUST VALUE | 272,503 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 278,598 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000047787 | Roof Replacement | 22,847 | 07/28/2023 |
| 25700 | SFR | 544 | 04/05/2007 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1570/977 | 6/10/2026 | WD | Q | I | 01 | 336,500 |
| GRANTOR: HELMICK CHARLES E | | | | | | |
| GRANTEE: HARRIS GREGORY LAVA | | | | | | |
| 1524/2049 | 10/03/2024 | WD | U | I | 11 | 100 |
| GRANTOR: HELMICK CHARLES E | | | | | | |
| GRANTEE: HELMICK CHARLES E | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W12 N8 W11 FSP= N4 W15 S12 E12 R3 U3 N5$ S5 D3 L3 W26 S19 E2 S11 E15 FSP= S6 E14 N6 W14$ E14 S2 FGR= S22 E21 N22 W21$ E21 N32$.

## 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 | 994.00 | UT | 3.00 | 3.00 | 100 | 2007 | 2007 | 3 | 100 | 2,982 | |
| 2 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 312.00 | UT | 13.50 | 13.50 | 70 | 2009 | 2009 | 3 | 70 | 2,948 | |
| 3 | 0070 | CARPORT UF | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2009 | 2009 | 3 | 100 | 480 | |
| 4 | 0070 | CARPORT UF | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2009 | 2009 | 3 | 100 | 480 | |
| 5 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2009 | 2009 | 3 | 100 | 2,100 | |

## LAND DESCRIPTION

TOTAL OB/XF 8,990

| 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 10/01/2026 BY TP Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS