

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

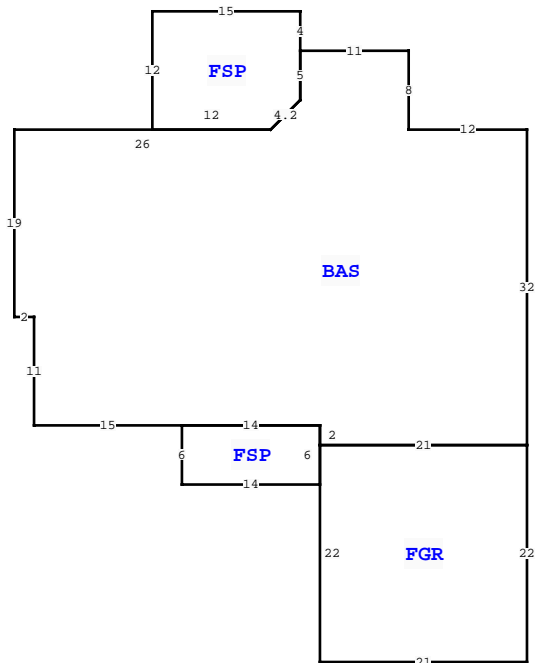
HARRIS GREGORY LAVAGHN/MAURICE NANCY JEAN
161 SW ARROWBEND DR
LAKE CITY, FL 32024

2026

24-4S-16-03114-117

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 80
Exterior Wall	21 STONE 20
Roof Structure	08 IRREGULAR 100
Roof Cover	12 MODULAR MT 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		
0100	01	2,031	125.7795	140.87	286,107	2007	2007	0	0	0	18.00	82.00	
1 SINGLE FAM 100% - 2016 Heated Area: 1673 HX Base Yr 2016													



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	193,254
FGR	462	55		254	29,340
FSP	84	40		34	3,928
FSP	176	40		70	8,086
TOTALS	2,395			2,031	234,608

161 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	994.00	UT	3.00	3.00	100	2007	2007	3	100	2,982	
2	0169	FENCE/WOOD	0	100	0	312.00	UT	13.50	13.50	70	2009	2009	3	70	2,948	
3	0070	CARPORT UF	0	100	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	480	
4	0070	CARPORT UF	0	100	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	480	
5	0296	SHED METAL	0	100	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	2,100	

TOTAL OB/XF 8,990

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			234,608	
TOTAL MARKET OB/XF VALUE			8,990	
TOTAL LAND VALUE - MARKET			35,000	
TOTAL MARKET VALUE			278,598	
SOH/AGL Deduction			92,398	
ASSESSED VALUE			186,200	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			134,789	
TOTAL JUST VALUE			278,598	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			281,459	

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	Q	I	01	336,500
GRANTOR: HELMICK CHARLES E						
GRANTEE: HARRIS GREGORY LAVA						
1524/2049	10/03/2024	WD U	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\$.													