LOTS 18 & 19 CANNON CREEK PLACE
WD 1054-2294,WD 1060-198, WD 108

OSMOND JAMES C/OSMOND INGE K
179 SW ARROWBEND DR
LAKE CITY, FL 32024

2027

24-4S-16-03114-118

BUILDING CHARACTERISTICS

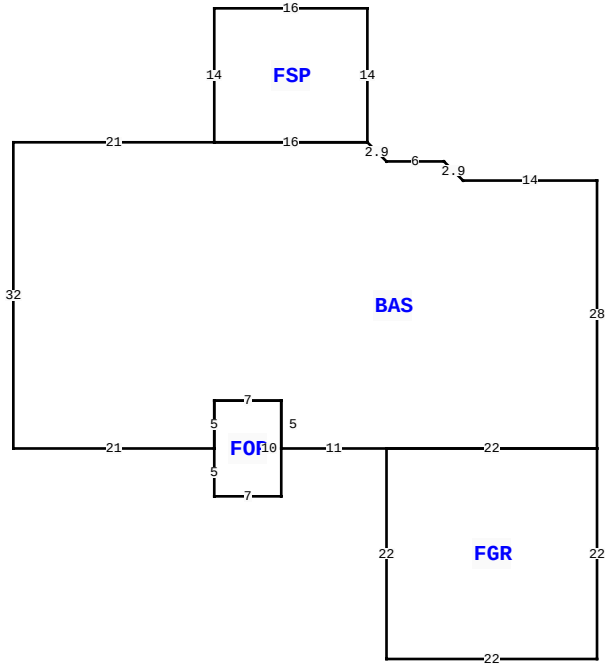
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100
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	1,841	100		1,841	215,555
FGR	484	55		266	31,145
FOP	70	30		21	2,459
FSP	224	40		90	10,538
TOTALS	2,619			2,218	259,696

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,218	131.4136	144.55	320,612	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2022 Heated Area: 1841 HX Base Yr 2022



179 SW ARROWBEND DR, LAKE CITY

BLD DATE		LGL DATE	04/03/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	259,696
TOTAL MARKET OB/XF VALUE	11,738
TOTAL LAND VALUE - MARKET	70,000
TOTAL MARKET VALUE	341,434
SOH/AGL Deduction	83,139
ASSESSED VALUE	258,295
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	206,884
TOTAL JUST VALUE	341,434
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	346,158

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23731	SFR	624	10/19/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1427/1484	12/31/2020	WD	U	V	37	30,000
GRANTOR: TRENT GIEBEIG CONSTRU						
GRANTEE: OSMOND JAMES C						
1426/510	12/11/2020	WD	Q	V	01	25,000
GRANTOR: POOLE GREGORY A II &						
GRANTEE: TRENT GIEBEIG CONST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 S32 E21 FOP= S5 E7 N10 W7 S5$ N5 E7 S5 E11 FGR= S22 E22 N22 W22$ E22 N28 W14 U2 L2 W6 U2 L2 FSP= N14 W16 S14 E16$ W16$.

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	1,295.00	UT	2.50	2.50	100	2006	2006	3	100	3,238	
2	0030	BARN,MT	0	100	0	0	1.00	UT	8,500.00	8,500.00	100	2025	2024		100	8,500	

LAND DESCRIPTION

TOTAL OB/XF 11,738

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							
2	0000	C	VAC RES	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: 1.01 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 11/16/2026 BY SYS