LOT 24 CANNON CREEK PLACE S/D.
WD 1054-2294, WD 1192-666, WD 13

REGAR TREY MAX/REGAR JORDAN ELIZABETH
261 SW ARROWBEND DR
LAKE CITY, FL 32024

2027

24-4S-16-03114-124

BUILDING CHARACTERISTICS

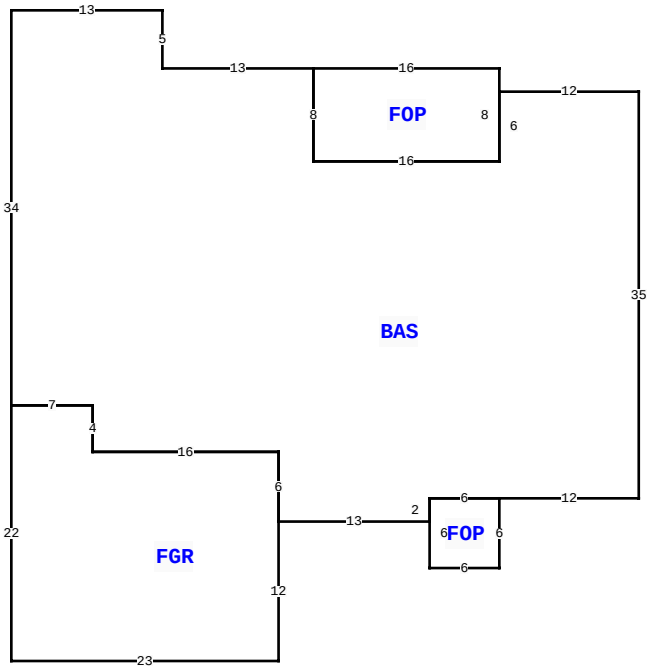
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
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	1,817	100		1,817	235,724
FGR	442	55		243	31,525
FOP	36	30		11	1,427
FOP	128	30		38	4,930
TOTALS	2,423			2,109	273,605

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,109	124.1460	136.56	288,005	2020	2020	0	0	0	5.00	95.00

1 SINGLE FAM 100% - 2021 Heated Area: 1817 HX Base Yr 2021



261 SW ARROWBEND DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		273,605
TOTAL MARKET OB/XF VALUE		1,440
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		303,045
SOH/AGL Deduction		63,594
ASSESSED VALUE		239,451
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		188,040
TOTAL JUST VALUE		303,045
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		308,013

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40091	SFR	0	07/02/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1424/2316	11/23/2020	WD	Q	I	01	249,900
GRANTOR: GIBRALTAR CONTRACTING						
GRANTEE: TREY MAX & JORDAN E						
1374/1389	12/14/2018	WD	Q	V	05	126,000
GRANTOR: MARK MAGSTADT						
GRANTEE: GIBRALTAR CONTRACTI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=28,-23] W12 S6 W16 N8 W13 N5 W13 S34 E7 S4 E16 S6 E13 N2 E6 E12 N35 $
FGR=[ORIG=-3,8] W16 N4 W7 S22 E23 N12 N6 $
FOP=[ORIG=0,-25] E16 S8 W16 N8 $
FOP=[ORIG=10,12] E6 S6 W6 N6 $
.

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	640.00	UT	2.25	2.25	100	2021	2020		100	1,440	

LAND DESCRIPTION

TOTAL OB/XF 1,440

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	28,000.00	28,000.00	28,000							

REVIEW DATE 02/25/2025 BY KS Total Acres: 0.00 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/16/2026 BY SYS