

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

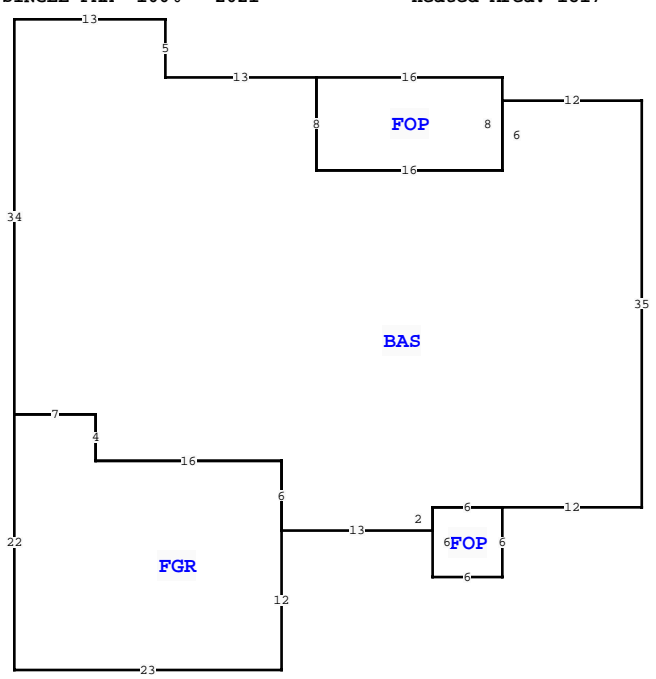
REGAR TREY MAX/REGAR JORDAN ELIZABETH  
261 SW ARROWBEND DR  
LAKE CITY, FL 32024

**2026**

24-4S-16-03114-124

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Exterior Wall	00 N/A 0
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 100
Interior Floor	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

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%	- 2021								
			Heated Area: 1817			HX Base Yr 2021					



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	240,004
FGR	442	55		243	32,098
FOP	36	30		11	1,453
FOP	128	30		38	5,020
TOTALS	2,423			2,109	278,573

261 SW ARROWBEND DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2023
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
1	0166	CONC,PAVMT	0	100	0	0			2.25	100	2021

YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
2020		100	1,440	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			278,573
TOTAL MARKET OB/XF VALUE			1,440
TOTAL LAND VALUE - MARKET			28,000
TOTAL MARKET VALUE			308,013
SOH/AGL Deduction			75,536
ASSESSED VALUE			232,477
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			181,066
TOTAL JUST VALUE			308,013
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			310,946

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	Q	I	01	249,900
GRANTOR: GIBALTAR CONTRACTING						
GRANTEE: TREY MAX & JORDAN E						
1374/1389	12/14/2018	WD Q	Q	V	05	126,000
GRANTOR: MARK MAGSTADT						
GRANTEE: GIBALTAR 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 \$	

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	28,000.00	28,000.00	28,000							