LOT 25 CANNON CREEK PLACE S/D.
WD 1054-2294, WD 1192-666, WD 13

COLEMAN TAYLOR J/COLEMAN JENNA K
275 SW ARROWBEND DR
LAKE CITY, FL 32024

**2027**

**24-4S-16-03114-125**

## BUILDING CHARACTERISTICS

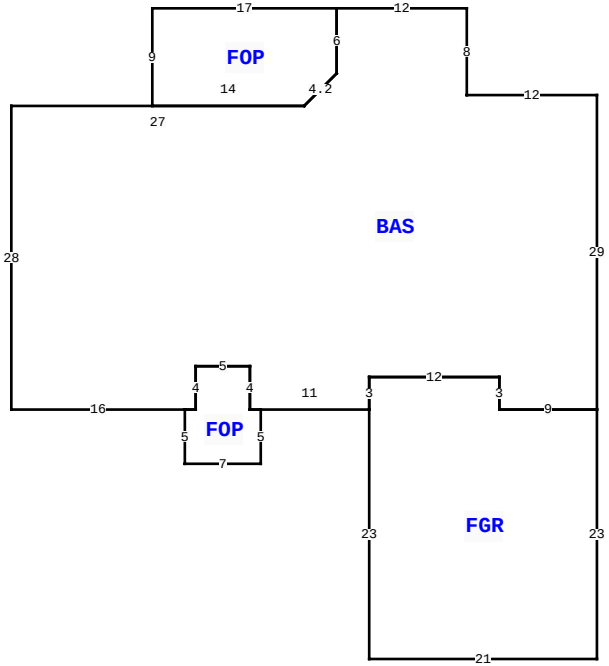
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 12 | HARDWOOD 20 |
| Air Condition | 03 | CENTRAL 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 | 1,581 | 100 | | 1,581 | 195,086 |
| FGR | 519 | 55 | | 285 | 35,167 |
| FOP | 55 | 30 | | 16 | 1,974 |
| FOP | 149 | 30 | | 45 | 5,553 |
| TOTALS | 2,304 | | | 1,927 | 237,780 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,927 | 119.3346 | 131.27 | 252,957 | 2019 | 2019 | 0 | 0 | 0 | 6.00 | 94.00 |

1 SINGLE FAM 100% - 2020 Heated Area: 1581 HX Base Yr 2020




275 SW ARROWBEND DR, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 04/14/2026 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 | 237,780 |
| TOTAL MARKET OB/XF VALUE | 2,100 |
| TOTAL LAND VALUE - MARKET | 35,000 |
| TOTAL MARKET VALUE | 274,880 |
| SOH/AGL Deduction | 71,371 |
| ASSESSED VALUE | 203,509 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 152,098 |
| TOTAL JUST VALUE | 274,880 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 279,191 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 37711 | SFR | 854 | 02/04/2019 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1390/0189 | 7/29/2019 | WD | Q | I | 01 | 219,900 |
| GRANTOR: GIBRALTAR CONTRACTING | | | | | | |
| GRANTEE: TAYLOR J & JENNA K | | | | | | |
| 1374/1389 | 12/14/2018 | WD | Q | V | 05 | 126,000 |
| GRANTOR: MARK MAGSTADT | | | | | | |
| GRANTEE: GIBRALTAR CONTRACTI | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W12 N8 W12 FOP= W17 S9 E14 R3 U3 N6$ S6 D3 L3 W27 S28 E16 FOP= S5 E7 N5 W1 N4 W5 S4 W1$ E1 N4 E5 S4 E11 FGR= S23 E21 N23 W9 N3 W12 S3$ N3 E12 S3 E9 N29$.

## 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 | 1,050.00 | UT | 2.00 | 2.00 | 100 | 2019 | 2019 | 3 | 100 | 2,100 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,100

| 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 02/25/2025 BY KS Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS