

LOT 26 CANNON CREEK PLACE S/D.
WD 1064-1247, WD 1186-361, WD 12

DEVINE ANTHONY D
293 SW ARROWBEND DR
LAKE CITY, FL 32024-0356

2026

24-4S-16-03114-126
VALUATION SUMMARY PAGE 1 of 1

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 Floor	13	LAM/VNPLK 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
Condition Adj	03	03 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,789	123.4800	138.30	247,419	2010	2010	0	0	15.00	85.00

1 SINGLE FAM 0% - 2021 Heated Area: 1451 HX Base Yr

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		210,306
TOTAL MARKET OB/XF VALUE		6,404
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		251,710
SOH/AGL Deduction		0
ASSESSED VALUE		251,710
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		251,710
TOTAL JUST VALUE		251,710
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		254,184

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,451	100		1,451	170,572
FEP	98	80		78	9,169
FGR	440	55		242	28,449
FOP	61	30		18	2,116
TOTALS	2,050			1,789	210,306

293 SW ARROWBEND DR, LAKE CITY

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28334	SFR	625	01/22/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1425/666	11/24/2020	WD	Q	I	01	226,500

GRANTOR: GOLINO ANTHONY &
GRANTEE: DEVINE ANTHONY D

1338/2053	6/13/2017	LE	U	I	14	100
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GRANTOR: ANTHONY & KAREN GOLIN
GRANTEE: JOHN JAMES GOLINO (

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	0	0	1,086.00	UT	2.25	2.25	100	2010	2010	3	100	2,444	
2	0031	BARN,MT AE	0	0	18	360.00	UT	11.00	11.00	100	2019	2019	3	100	3,960	

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/14/2026		

MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W12 FEP= W15 S9 E1 R3 U3 E11 N6\$ S6 W11 D3 L3 W25 S26 E11 FOP= S4 E10 N4 U3 L3 W4 L3 D3 \$ U3 R3 E4 R3 D3 E8 FGR= S20 E22 N20 W22\$ E22 N35\$.	

LAND DESCRIPTION		TOTAL OB/XF 6,404																						
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	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							