LOT 27 CANNON CREEK PLACE S/D.
WD 1064-1247, WD 1187-2144, QC 1

WHALEN AMANDA V/WHALEN CHAST
315 SW ARROWBEND DR
LAKE CITY, FL 32024

2027

24-4S-16-03114-127

BUILDING CHARACTERISTICS

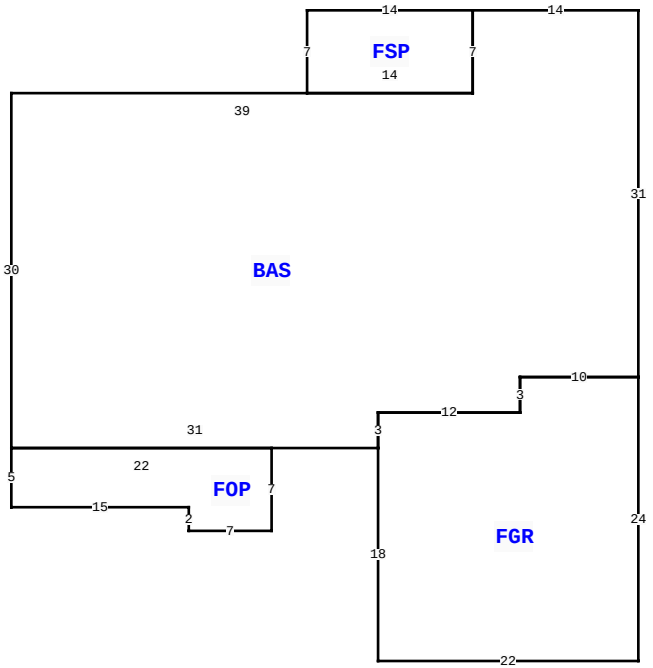
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LAM/VNLPLK 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,592	100		1,592	204,719
FGR	492	55		271	34,849
FOP	124	30		37	4,758
FSP	98	40		39	5,015
TOTALS	2,306			1,939	249,340

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	CV	NORM	% COND
0100	01	1,939	124.3638	136.80	265,255	2020	2020	0	0	1	5.00	94.00

1 SINGLE FAM 100% - 2021 Heated Area: 1592 HX Base Yr 2021



315 SW ARROWBEND DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	249,340
TOTAL MARKET OB/XF VALUE	7,943
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	292,283
SOH/AGL Deduction	67,104
ASSESSED VALUE	225,179
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	173,768
TOTAL JUST VALUE	292,283
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	296,821

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39030	SFR	0	12/12/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1399/0815	11/15/2019	WD	Q	V	01	22,500
GRANTOR: BRADLEY FRANKS CONSTR						
GRANTEE: AMANDA V & CHAST WH						
1360/0801	4/25/2018	QC	U	V	11	100
GRANTOR: CATHERINE H BRYAN						
GRANTEE: BRADLEY FRANKS CONS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FSP= W14 S7 E14 N7$ S7 W39 S30 FOP= S5 E15 S2 E7 N7 W22$ E31 FGR= S18 E22 N24 W10 S3 W12 S3$ N3 E12 N3 E10 N31$.

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	1,130.00	UT	2.25	2.25	100	2020	2020	3	100	2,543	
2	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	

LAND DESCRIPTION

TOTAL OB/XF 7,943

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 JB Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS