

LOT 28 CANNON CREEK PLACE S/D.  
WD 1054-2294, WD 1192-666, WD 13

LEYVA FERNANDO G  
335 SW ARROWBEND DR  
LAKE CITY, FL 32024

**2026**

24-4S-16-03114-128

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,060	118.5030	132.72	273,403	2019	2019	0	0	6.00	94.00

1 SINGLE FAM 100% - 2025 Heated Area: 1754 HX Base Yr 2025

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			256,999
TOTAL MARKET OB/XF VALUE			2,474
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			294,473
SOH/AGL Deduction			0
ASSESSED VALUE			294,473
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			243,062
TOTAL JUST VALUE			294,473
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			297,207

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	1,754	100		1,754	218,824
FGR	456	55		251	31,314
FOP	62	30		19	2,371
FOP	120	30		36	4,491
TOTALS	2,392			2,060	256,999

335 SW ARROWBEND DR, LAKE CITY

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38115	SFR	893	05/15/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1558/1249	1/12/2026	WD Q	Q	I	01	370,000
GRANTOR: STEPHENS JAKE JAMES G						
GRANTEE: LEYVA FERNANDO G						
1525/758	10/08/2024	WD Q	Q	I	01	359,000
GRANTOR: LOGAN MEAGAN						
GRANTEE: STEPHENS JAKE JAMES						

EXTRA FEATURES																
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	100	0	744.00	UT	2.25	2.25	100	2019	2019	3	100	1,674	
2	0120	CLFENCE 4	0	100	0	1.00	UT	800.00	800.00	100	2025	2024		100	800	

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

BUILDING NOTES											
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**BUILDING DIMENSIONS**  
BAS= W12 N8 W13 FOP= W15 S8 E15 N8 S8 W28 S31 E15 FOP= S6 E7 N6 W1N4 W5 S4 W1 S E1 N4 E5 S4 E11 FGR= S23 E21 N20 W9 N3 W12 S E12 S3 E9 N34 S.

LAND DESCRIPTION												TOTAL OB/XF												
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	35,000.00	35,000.00	35,000							