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

2027

24-4S-16-03114-128

BUILDING CHARACTERISTICS

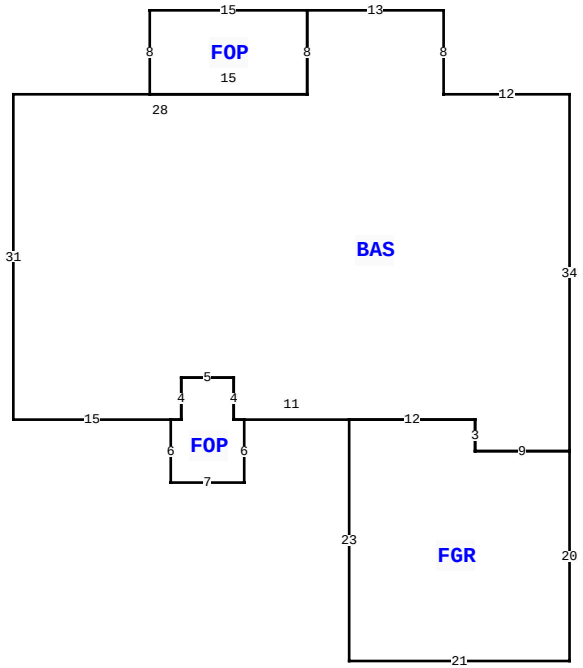
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	214,916
FGR	456	55		251	30,755
FOP	62	30		19	2,328
FOP	120	30		36	4,411
TOTALS	2,392			2,060	252,410

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	130.35	268,521	2019	2019	0	0	0	6.00	94.00

1 SINGLE FAM 100% - 2027 Heated Area: 1754 HX Base Yr 2027



335 SW ARROWBEND DR, LAKE CITY

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

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		252,410
TOTAL MARKET OB/XF VALUE		2,474
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		289,884
SOH/AGL Deduction		7,885
ASSESSED VALUE		281,999
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		230,588
TOTAL JUST VALUE		289,884
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		294,473

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	I	01	370,000
GRANTOR: STEPHENS JAKE JAMES G						
GRANTEE: LEYVA FERNANDO G						
1525/758	10/08/2024	WD	Q	I	01	359,000
GRANTOR: LOGAN MEAGAN						
GRANTEE: STEPHANS JAKE JAMES						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 2,474

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 03/27/2026 BY TP Total Acres: 0.52 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS