LOT 29 CANNON CREEK PLACE S/D.

WD 1056-2031, CT 1174-2215, WD 1

ARMIJO AUTUMN
351 SW ARROWBEND DR
LAKE CITY, FL 32025

2027

24-4S-16-03114-129

BUILDING CHARACTERISTICS

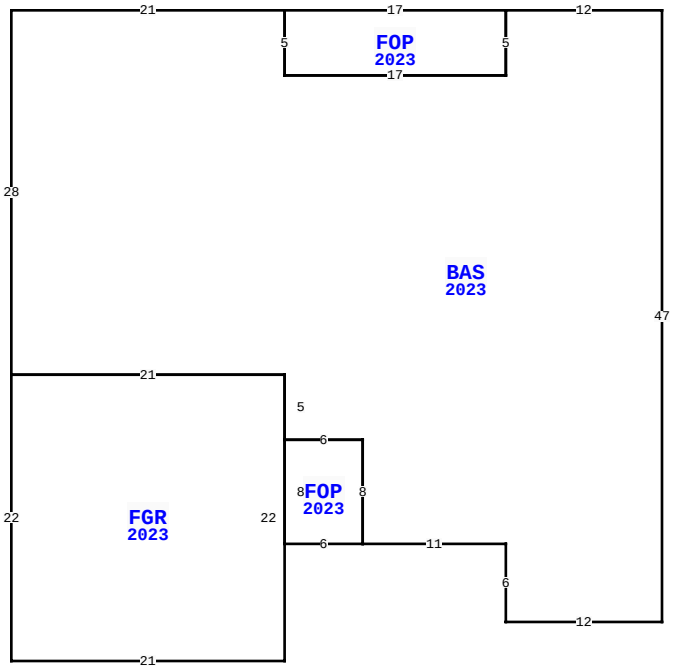
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	1,716	100	2023	1,716	227,307
FGR	462	55	2023	254	33,645
FOP	48	30	2023	14	1,855
FOP	85	30	2023	26	3,444
TOTALS	2,311			2,010	266,251

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,010	124.1460	136.56	274,486	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2023 Heated Area: 1716 HX Base Yr 2024



351 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		266,251
TOTAL MARKET OB/XF VALUE		3,540
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		304,791
SOH/AGL Deduction		972
ASSESSED VALUE		303,819
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		252,408
TOTAL JUST VALUE		304,791
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		309,626

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041976	New Residential C	180,000	05/21/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1466/2090	5/13/2022	WD	Q	I	01	349,000
GRANTOR: THOMAS JOHN						
GRANTEE: ARMIJO AUTUMN						
1466/2088	5/12/2022	WD	U	V	11	100
GRANTOR: ROBERTS MIKE						
GRANTEE: THOMAS JOHN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=20,-20] W12 S5 W17 N5 W21 S28 E21 S5 E6 S8 E11 S6 E12 N47 $
FGR=[YR=2023;ORIG=-30,8] E21 S22 W21 N22 $
FOP=[YR=2023;ORIG=-9,-20] E17 S5 W17 N5 $
FOP=[YR=2023;ORIG=-9,13] E6 S8 W6 N8 $
.

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	580.00	UT	3.00	3.00	100	2023	2022		100	1,740	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,800.00	1,800.00	100	2025	2024		100	1,800	

LAND DESCRIPTION

TOTAL OB/XF 3,540

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