LOT 31 CANNON CREEK PLACE S/D.
WD 1056-2031, CT 1174-2215, WD 1

SORENSEN JENNY/MORRELL AMANDA
334 SW ARROWBEND DR
LAKE CITY, FL 32024

2027

24-4S-16-03114-131

BUILDING CHARACTERISTICS

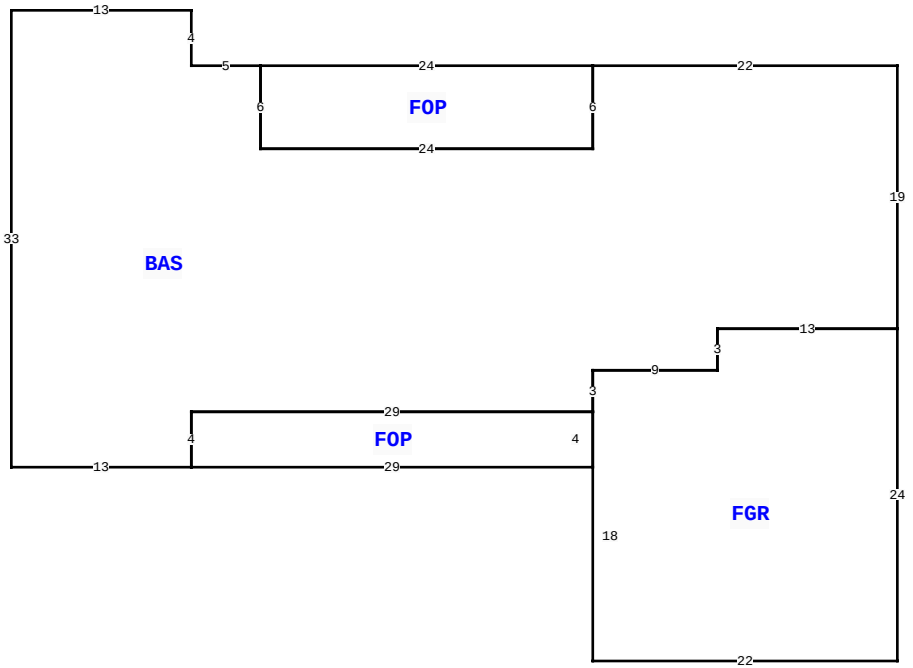
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	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	1,455	100		1,455	190,795
FGR	501	55		276	36,192
FOP	116	30		35	4,590
FOP	144	30		43	5,639
TOTALS	2,216			1,809	237,215

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	CV	NORM	% COND
0100	01	1,809	126.8190	139.50	252,356	2020	2020	0	0	1	5.00	94.00

1 SINGLE FAM 100% - 2022 Heated Area: 1455 HX Base Yr 2022



334 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		237,215
TOTAL MARKET OB/XF VALUE		3,647
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		275,862
SOH/AGL Deduction		20,695
ASSESSED VALUE		255,167
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		203,756
TOTAL JUST VALUE		275,862
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		280,180

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40075	SFR	0	07/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1528/163	11/12/2024	LE	U	I	14	100
GRANTOR: MORRELL AMANDA(ENH LE						
GRANTEE: SORENSON JENNY(RMDR						
1524/711	9/24/2024	PB	U	I	18	0
GRANTOR: CLERK OF COURT(ROBERT						
GRANTEE: MORRELL AMANDA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 FOP= W24 S6 E24 N6$ S6 W24 N6 W5 N4 W13 S33 E13 FOP= E29 N4 W29 S4$ N4 E29 FGR= S18 E22 N24 W13 S3 W9 S3$ N3 E9 N3 E13 N19$.

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	732.00	UT	2.25	2.25	100	2020	2020	3	100	1,647	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 3,647

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