LOT 34 CANNON CREEK PLACE S/D.

WD 1056-2079, WD 1064-2381, WD 1

SELLERS JASPER W
262 SW ARROWBEND DR
LAKE CITY, FL 32055

2027

24-4S-16-03114-134

BUILDING CHARACTERISTICS

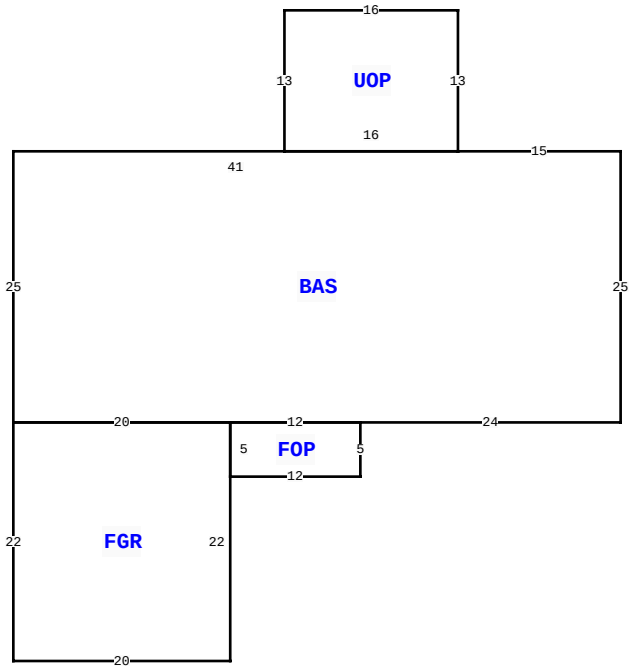
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	1,400	100		1,400	150,153
FGR	440	55		242	25,955
FOP	60	30		18	1,930
UOP	208	20		42	4,504
TOTALS	2,108			1,702	182,543

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,702	120.3741	132.41	225,362	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2007 Heated Area: 1400 HX Base Yr 2007



262 SW ARROWBEND DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
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	1,002.00	UT	2.50	2.50	100	2006	2006	3	100	2,505	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	182,543
TOTAL MARKET OB/XF VALUE	3,705
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	221,248
SOH/AGL Deduction	72,159
ASSESSED VALUE	149,089
TOTAL EXEMPTION VALUE	HX HB VX SX WR 111,411
BASE TAXABLE VALUE	37,678
TOTAL JUST VALUE	221,248
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	224,571

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23719	SFR	476	10/14/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1498/2372	9/14/2023	LE	U	I	14	100
GRANTOR:						
GRANTEE:						
1075/0834	2/24/2006	WD	Q	I		179,000
GRANTOR: ROB STEWART LC						
GRANTEE: JASPER AND CORA SEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 UOP= N13 W16 S13 E16$ W41 S25 FGR= S22 E20 N22 W20$
E20 FOP= S5 E12 N5 W12$ E12 E24 N25$.

LAND DESCRIPTION

TOTAL OB/XF 3,705

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