LOT 35 CANNON CREEK PLACE S/D.
WD 1056-1326. WD 1149-1211

SORENSEN MATTHEW T
228 SW ARROWBEND DR
LAKE CITY, FL 32024

2026

24-4S-16-03114-135

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

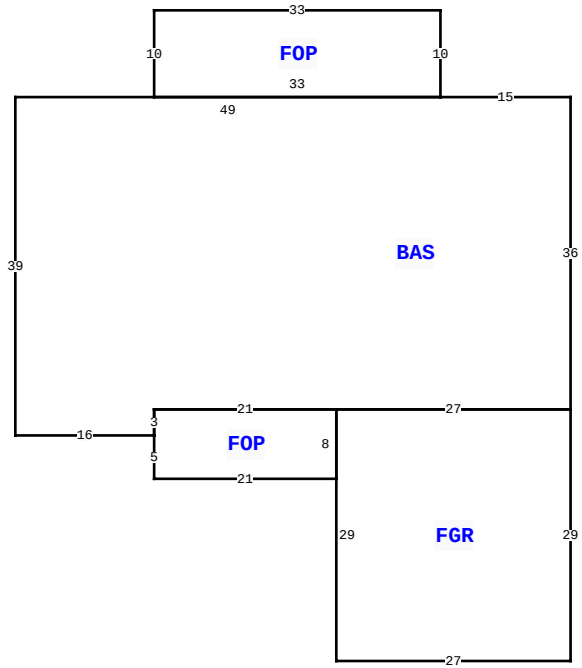
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	2,352	100		2,352	278,211
FGR	783	55		431	50,981
FOP	168	30		50	5,915
FOP	330	30		99	11,711
TOTALS	3,633			2,932	346,818

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,932	115.2900	131.43	385,353	2015	2015	0	0	0	10.00	90.00

1 SINGLE FAM 100% - 2016 Heated Area: 2352 HX Base Yr 2016



228 SW ARROWBEND DR, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		346,818
TOTAL MARKET OB/XF VALUE		54,082
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		435,900
SOH/AGL Deduction		149,282
ASSESSED VALUE		286,618
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		235,207
TOTAL JUST VALUE		435,900
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		434,421

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39542	POOL	0	04/01/2020
32380	SFR	1,030	10/08/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1149/1211	4/28/2008	WD	Q	V		30,000
GRANTOR: ABBA INVESTMENTS LLC						
GRANTEE: MATTHEW T SORENSEN						
1056/1326	8/22/2005	WD	Q	V		79,800
GRANTOR: PETER W GIEBEIG						
GRANTEE: ABBA INVESTMENTS LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FOP= N10 W33 S10 E33$ W49 S39 E16 FOP= S5 E21 N8 W21 S3$ N3 E21 FGR= S29 E27 N29 W27$ E27 N36$.

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	1,872.00	UT	2.00	2.00	100	2015	2015	3	100	3,744	
2	0210	GARAGE U	0	100	28	40	1.00	UT	0.00	0.00	100	2019	2019	3	100	10,000	
3	0280	POOL R/CON	0	100	18	33	594.00	UT	70.00	70.00	100	2020	2020	3	91	37,838	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2025	2024		100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 54,082

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: 0.72 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 05/12/2026 BY SYS