LOTS 36 & 37 CANNON CREEK PLACES
WD 1056-1326, WD 1056-2091, WD 1

GREEN LORI M PARRISH
176 SW ARROWBEND DR
LAKE CITY, FL 32024

2027

24-4S-16-03114-137

BUILDING CHARACTERISTICS

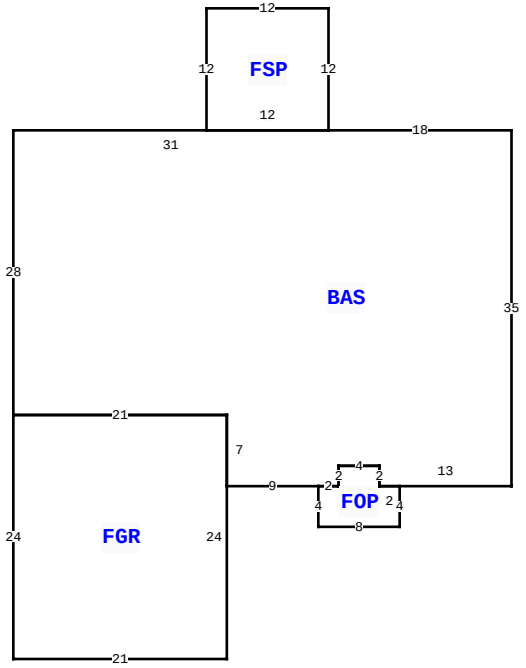
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	05	05
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	1,560	100		1,560	154,235
FGR	504	55		277	27,387
FOP	40	30		12	1,187
FSP	144	40		58	5,734
TOTALS	2,248			1,907	188,542

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,907	110.9680	122.06	232,768	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2012 Heated Area: 1560 HX Base Yr 2012



176 SW ARROWBEND DR, LAKE CITY

BLD DATE		LGL DATE	04/03/2025 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	987.00	UT	3.00	3.00	100	2006	2006	3	100	2,961	
2	0070	CARPORT UF	0	100	18	20	360.00	UT	2.00	2.00	100	2009	2009	3	100	720	
3	0260	PAVEMENT-A	0	100	0	0	2,080.00	UT	1.50	1.50	70	2009	2009	3	70	2,184	
4	0060	CARPORT F	0	100	18	30	540.00	UT	4.50	4.50	100	2009	2009	3	100	2,430	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		188,542
TOTAL MARKET OB/XF VALUE		9,495
TOTAL LAND VALUE - MARKET		63,000
TOTAL MARKET VALUE		261,037
SOH/AGL Deduction		92,080
ASSESSED VALUE		168,957
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		117,546
TOTAL JUST VALUE		261,037
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		264,467

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23885	SFR	511	11/22/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1216/1034	6/09/2011	QC	U	V	11	13,000
GRANTOR: MATTHEW T SORENSEN						
GRANTEE: LORI M PARRISH						
1216/1032	6/09/2011	WD	Q	I	01	141,000
GRANTOR: MATTHEW T SORENSEN						
GRANTEE: LORI M PARRISH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 FSP= N12 W12 S12 E12$ W31 S28 FGR= S24 E21 N24 W21$ E21 S7 E9 FOP= S4 E8 N4 W2 N2 W4 S2 W2$ E2 N2 E4 S2 E13 N35$.

LAND DESCRIPTION

TOTAL OB/XF 9,495

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	0.90	35,000.00	31,500.00	31,500							
2	0000	C	VAC RES	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	0.90	35,000.00	31,500.00	31,500							

REVIEW DATE 02/25/2025 BY KS Total Acres: 1.02 Total Land Value: 63,000 Market: 0 Agricultural: 0 Common: 63,000 PRINTED 11/16/2026 BY SYS