

LOT 38 CANNON CREEK PLACE S/D.
WD 1065-1748, WD 1108-2747, WD 1

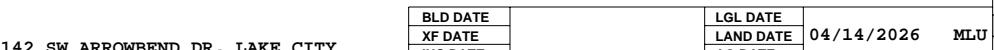
TOLAR CAMERON G/TOLAR ARIEL
142 SW ARROWBEND DR
LAKE CITY, FL 32024

2026

24-4S-16-03114-138

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Exterior Wall	00 N/A 0
Roof Structure	08 IRREGULAR 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 100
Interior Floor	00 N/A 0
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
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	05 05
DOR CODE	0100 SINGLE FAMILY

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	02	1,756	120.0000	134.40	236,006	2023	2023	0	0	0	2.00	98.00		
1 SINGLE FAM 100% - 2024 Heated Area: 1464 HX Base Yr 2024														



MAP NUM		MKT AREA		NEIGHBORHOOD/LOC	
		06		24416.040 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,464	100	2024	1,464	192,827
FGR	441	55	2024	243	32,006
FOP	42	35	2024	15	1,976
FOP	96	35	2024	34	4,479
TOTALS	2,043			1,756	231,286

EXTRA FEATURES															
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC,PAVMT	0	100	0	0		3.00	3.00	100	2024	2023	100	1,200	

TOTAL OB/XF															
														1,200	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

TOTAL OB/XF															
														1,200	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		231,286	
TOTAL MARKET OB/XF VALUE		1,200	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		267,486	
SOH/AGL Deduction		4,592	
ASSESSED VALUE		262,894	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		211,483	
TOTAL JUST VALUE		267,486	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		269,846	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045796	New Residential C	300,000	10/27/2022
24937	SFR	556	09/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1472/2367	8/18/2022	WD Q	Q	V	01	30,000
GRANTOR: BRADLEY FRANKS CONSTR						
GRANTEE: TOLAR CAMERON G						
1347/2329	11/10/2017	WD Q	Q	V	01	12,000
GRANTOR: PARK T JONES TRUSTEE						
GRANTEE: BRADLEY FRANKS CONS						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2024;ORIG=7,-10] W12 N6 W9 S6.1 W28 S29 E13 N3 E4 S3 E11 E21 N29 \$													
FGR=[YR=2024;ORIG=-14,19] E21 S21 W21 N21 \$													
FOP=[YR=2024;ORIG=-14,-16] W16 S6 E16 N6 \$													
FOP=[YR=2024;ORIG=-24,19] W1 N3 W4 S3 W1 S5 E6 N5 \$													