LOT 2 CANNON CREEK PLACE 1ST ADD
OF LOT 11 OF CANNON CREEK PLACE.

ARMENTEROS PEDRO VAZQUEZ/VAZQUEZ DIANEISY
175 SW ARROW GLN
LAKE CITY, FL 32024

2027

24-4S-16-03114-202

BUILDING CHARACTERISTICS

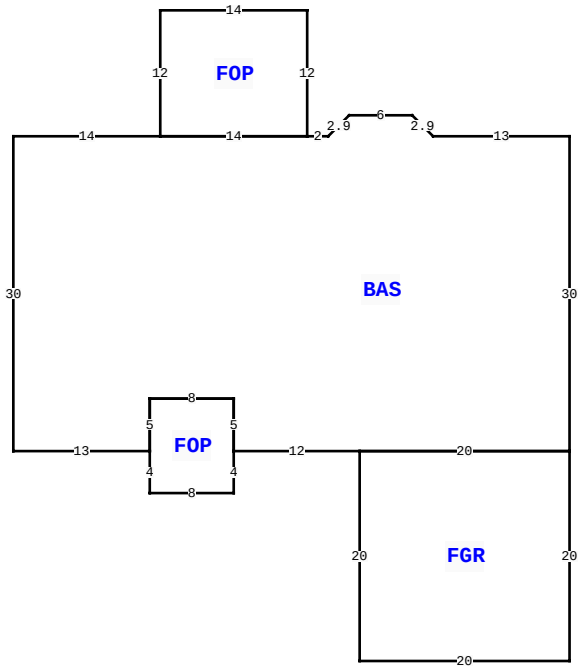
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	32	HARDIE BRD 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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		24416.050 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,566	100		1,566	202,502
FGR	400	55		220	28,449
FOP	72	30		22	2,844
FOP	168	30		50	6,466
TOTALS	2,206			1,858	240,262

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,858	122.4531	134.70	250,273	2021	2021	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2027 Heated Area: 1566 HX Base Yr 2027



175 SW ARROW GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	240,262
TOTAL MARKET OB/XF VALUE	1,440
TOTAL LAND VALUE - MARKET	31,995
TOTAL MARKET VALUE	273,697
SOH/AGL Deduction	0
ASSESSED VALUE	273,697
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	222,286
TOTAL JUST VALUE	273,697
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	278,067

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40265	SFR	0	07/31/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1517/1901	6/14/2024	WD	Q	I	01	325,000
GRANTOR: WILSON KATHARINE SUE						
GRANTEE: ARMENTEROS PEDRO VA						
1435/450	4/15/2021	WD	Q	I	01	259,900
GRANTOR: TRENT GIEBEIG CONSTRU						
GRANTEE: WILSON KATHARINE SU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=80,20] S30 E13 N5 E8 S5 E12 E20 N30 W13 U2L2 W6
D2L2 W2 W14 W14 $
FOP=[ORIG=94,8] S12 E14 N12 W14 $
FOP=[ORIG=93,45] S5 S4 E8 N4 N5 W8 $
FGR=[ORIG=113,50] S20 E20 N20 W20 $
.

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	480.00	UT	3.00	3.00	100	2022	2021		100	1,440	

TOTAL OB/XF 1,440

LAND DESCRIPTION

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			0.00	0.00	1.58	AC		1.00	1.00	1.35	15,000.00	20,250.00	31,995							

REVIEW DATE 02/25/2025 BY KS Total Acres: 1.58 Total Land Value: 31,995 Market: 0 Agricultural: 0 Common: 31,995 PRINTED 11/17/2026 BY SYS