COMM NW COR OF SE1/4, E 1623.55
R/W CANNON CREEK RD FOR POB, E 3
FT, E 16.49 FT TO CURVE, ALONG C

HENDRY CHARLES W REVOCABLE TRUST DATED FEBRUARY 18
P O BOX 223
LIVE OAK, FL 32064

2027

24-4S-16-03117-003

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		4 100
Frame	03	MASONRY 100
Story Height		14 100
RMS		4 100
Stories	0	0 100
Units		0 100
Condition Adj	02	02 100
Quality	03	03
DOR CODE	2900	WHOLESALE OUTLET

MAP NUM | MKT AREA 06

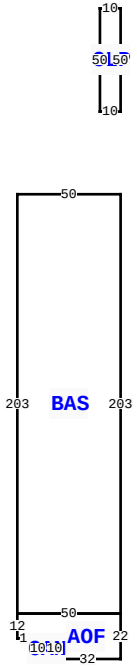
NEIGHBORHOOD/LOC 24416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	920	150		1,380	7,159
BAS	10,150	100		10,150	52,658
CAN	80	30		24	125
CLP	500	60		300	1,556
UDS	200	50		100	519
TOTALS	11,850			11,954	62,017

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8200	06	11,954	68.2668	25.94	310,087	1973	1973	0	40	0	50.00	20.00

1 WAREH DIST 0% - 2024 Heated Area: 11070 HX Base Yr



830 SW ARROWHEAD TER, LAKE CITY

BLD DATE		LGL DATE	05/14/2026 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	0260	PAVEMENT-A	0	0	85	172	14,620.00	UT	0.55	0.55	25	0	0	3	25	2,010	
2	0140	CLFENCE 6	0	0	0	0	700.00	UT	8.50	8.50	25	2008	2008	3	25	1,488	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	62,017
TOTAL MARKET OB/XF VALUE	3,498
TOTAL LAND VALUE - MARKET	192,000
TOTAL MARKET VALUE	257,515
SOH/AGL Deduction	0
ASSESSED VALUE	257,515
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	257,515
TOTAL JUST VALUE	257,515
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	257,515

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1489/346	4/06/2023	WD	U	I	11	100
GRANTOR: HENDRY CHARLES W						
GRANTEE: HENDRY CHARLES W RE						
0721/0881	6/07/1990	WD	U	I		360,000
GRANTOR: DELTA HATCHERIES						
GRANTEE: CHARLES HENDRY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 S203 AOF= S12 E10 CAN= S10 E8 N10 W8$ E8 S10 E32 N22 W50$ E50 N203$ PTR=N40CLP= N50W10 S50 E10$ S40$ PTR=E60 UDS= E10 N20 W10 S20$W60$.

LAND DESCRIPTION

TOTAL OB/XF 3,498

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	2900	C	WHOLESALER	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	0.60	80,000.00	48,000.00	192,000							

REVIEW DATE 02/20/2025 BY KS Total Acres: 4.00 Total Land Value: 192,000 Market: 0 Agricultural: 0 Common: 192,000 PRINTED 11/17/2026 BY SYS