COMM SE COR LOT 8 CANNON CREEK
ESTATES S/D, RUN W 275.49 FT
FOR POB, CONT W 385.73 FT, N

HAYS WILLET M
186 SW FENNIGAN WAY
LAKE CITY, FL 32025

2026

12-4S-16-02935-108

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 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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

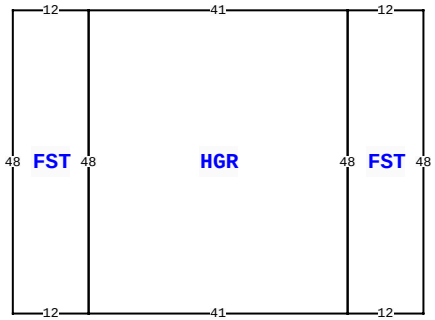
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	12416.020	1.00/	

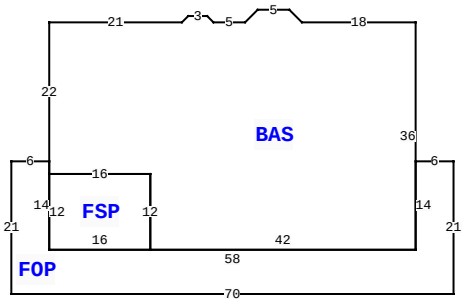
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,914	100		1,914	169,946
FOP	658	30		197	17,492
FSP	192	40		77	6,837
FST	576	55		317	28,147
FST	576	55		317	28,147
HGR	1,968	45		886	78,668
TOTALS	5,884			3,708	329,237

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,708	104.3100	116.83	433,206	2001	2001	0	0	0	24.00	76.00

1 SINGLE FAM 100% - 2012 Heated Area: 1914 HX Base Yr 2012





186 SW FENNIGAN WAY, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		329,237
TOTAL MARKET OB/XF VALUE		34,684
TOTAL LAND VALUE - MARKET		70,278
TOTAL MARKET VALUE		434,199
SOH/AGL Deduction		130,826
ASSESSED VALUE		303,373
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		247,651
TOTAL JUST VALUE		434,199
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		438,531

SALE:2:1: LOT 8, CANNON CREEK ESTATES UNIT 1

SALE:1:1: 3.18 AC (NOT ON RUNWAY)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31136	GARAGE	159	06/12/2013
29918	STORAGE	100	02/07/2012
15466	SFR	310	05/04/1999
11702	GARAGE	150	09/27/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1203/0252	10/13/2010	WD	U	I	37	197,000
GRANTOR:MAC & DOROTHY BURROUG						
GRANTEE:WILLET M HAYS						
0825/2121	7/20/1996	WD	Q	V		36,900
GRANTOR:RAYMOND SESSIONS JR						
GRANTEE:MAC & DOROTHY BURRO						

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	1.00	UT	0.00	0.00	100	2009	2009	3	100	800	
2	0031	BARN,MT AE	0	100	25	30	750.00	UT	9.00	9.00	100	2012	2012	3	100	6,750	
3	0060	CARPORT F	0	100	30	30	900.00	UT	3.50	3.50	100	2013	2013	3	100	3,150	
4	0166	CONC,PAVMT	0	100	0	0	1,992.00	UT	2.00	2.00	100	2014	2014	3	100	3,984	
5	0060	CARPORT F	0	100	20	35	1.00	UT	0.00	0.00	100	2019	2019	3	100	20,000	

BUILDING NOTES

BUILDING DIMENSIONS

HGR=[ORIG=0,-60] W41 S48 E41 N48 $
BAS=[ORIG=0,0] W18 U2L2 W5 D2L2 W5 U1L1 W3 D1L1 W21 S22 S2 E16 S12 E42 N36 $
FOP=[ORIG=-58,22] W6 S21 E70 N21 W6 S14 W58 N14 $
FST=[ORIG=-41,-60] W12 S48 E12 N48 $
FST=[ORIG=0,-60] S48 E12 N48 W12 $
FSP=[ORIG=-58,24] S12 E16 N12 W16 $
.

LAND DESCRIPTION

TOTAL OB/XF 34,684

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-1	0.00	0.00	3.18	AC		1.00	1.00	0.85	26,000.00	22,100.00	70,278							

REVIEW DATE 11/03/2023 BY JB Total Acres: 3.18 Total Land Value: 70,278 Market: 0 Agricultural: 0 Common: 70,278 PRINTED 11/17/2025 BY SYS