

LOTS 10, 11 & 12 CANNON CREEK ES
729-255, 736-470, 783-1546, WD 1

MORRIS FAMILY REVOCABLE TRUST DATED JULY 6, 2022
198 SW CONFEDERATE GLN
LAKE CITY, FL 32024

2026

12-4S-16-02935-111



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

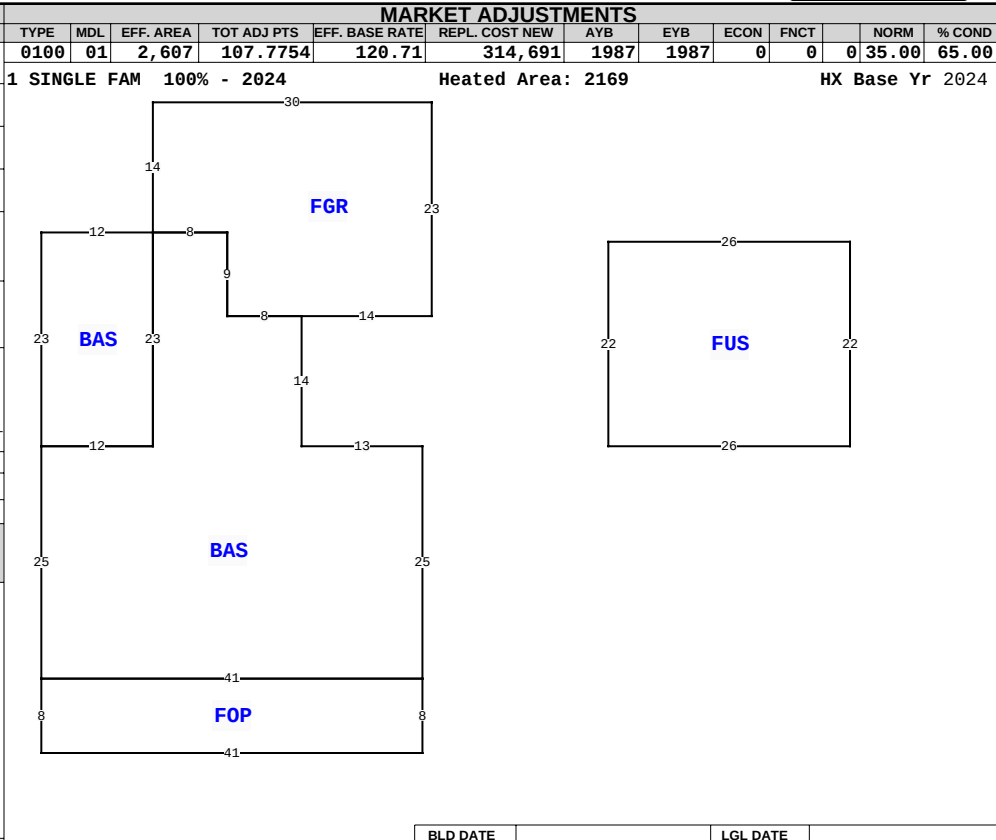
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	12416.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	276	100		276	21,655
BAS	1,321	100		1,321	103,648
FGR	618	55		340	26,677
FOP	328	30		98	7,690
FUS	572	100		572	44,880
TOTALS	3,115			2,607	204,549

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

L N	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	0	0	3	100	4,000	
2	0180	FPLC 1STRY	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0258	PATIO	0 100	12	14	168.00	UT	2.50	2.50	100	1993	1993	3	100	420	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	0100	C



TOTAL OB/XF																6,420
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
1	0100	C	SFR	100		RSF-1	0.00	0.00	16.41	AC		1.00	1.00	0.75	14,000.00	10,500.00

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE		204,549			
TOTAL MARKET OB/XF VALUE		6,420			
TOTAL LAND VALUE - MARKET		172,305			
TOTAL MARKET VALUE		383,274			
SOH/AGL Deduction		121,054			
ASSESSED VALUE		262,220			
TOTAL EXEMPTION VALUE		50,722			HX HB
BASE TAXABLE VALUE		211,498			
TOTAL JUST VALUE		383,274			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		383,274			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044847	Roof Replacement	17,000	06/30/2022
25585	MAINT/ALTR	175	03/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1486/952	2/22/2023	WD	Q	I	01	465,000
GRANTOR: FURCHES JOHN W						
GRANTEE: MORRIS FAMILY REVOC						
0783/1546	5/21/1992	WD	Q	V	01	16,418
GRANTOR: H MARSHALL DOUGLAS &						
GRANTEE: JOHN W FURCHES & SA						

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS= W13 N14 FGR= E14 N23 W30 S14 E8 S9 E8\$ W8 N9 W8 BAS= W12 S23 E12 N23\$ S23 W12S25 FOP= S8E41 N8 W41\$ E41 N25\$ PTR=E20 FUS= E26 N22 W26S22\$ W20\$.															