LOT 13 CANNON CREEK ESTATES S/D.
710-507, 734-7, 828-2213, 931-25

WELLS JOHN E
207 SW CONFEDERATE GLN
LAKE CITY, FL 32025

2026

12-4S-16-02935-113

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

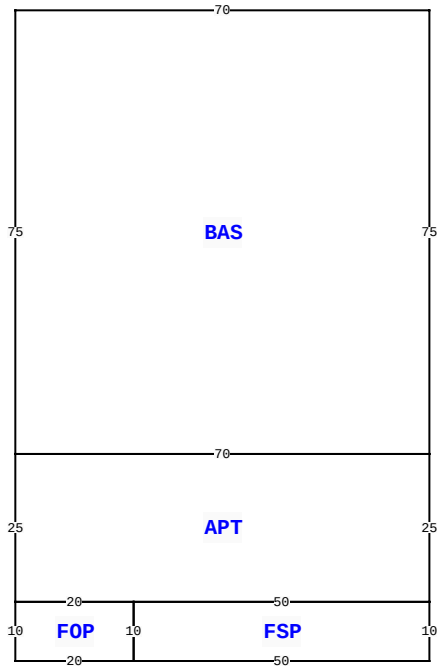
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Quality	06	06
DOR CODE	0149	SFRES/HANGER
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
APT	1,750	100		1,750	39,661
BAS	5,250	100		5,250	118,982
FOP	200	30		60	1,360
FSP	500	40		200	4,533
TOTALS	7,700			7,260	164,535

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	01	7,260	84.0000	31.92	231,739	2002	2002	0	0	0	29.00	71.00

1 PREF M B A 100% - 2003 Heated Area: 7000 HX Base Yr 2003



207 SW CONFEDERATE GLN, 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		164,535
TOTAL MARKET OB/XF VALUE		57,231
TOTAL LAND VALUE - MARKET		78,642
TOTAL MARKET VALUE		300,408
SOH/AGL Deduction		46,258
ASSESSED VALUE		254,150
TOTAL EXEMPTION VALUE	WR HX HB	55,722
BASE TAXABLE VALUE		198,428
TOTAL JUST VALUE		300,408
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		305,042

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19275	PLANE HNGR	425	03/27/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0955/0658	5/13/2002	WD	U	V		100
GRANTOR: JAMES D BERNARD						
GRANTEE: JOHN & JUDITH WELLS						
0935/1541	9/14/2001	WD	Q	V		151,000
GRANTOR: J BERNARD						
GRANTEE: JOHN & JUDITH WELLS						

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	4,300.00	UT	2.50	2.50	75	2009	2009	3	75	8,063	
2	0118	RET WALLS	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		100	2,000	
3	0030	BARN,MT	0	100	0	0	1.00	UT	47,168.00	47,168.00	100	2024	2009		100	47,168	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W70 S75 APT= S25 FOP= S10 E20 N10 W20$ E20 FSP= S10 E50 N10 W50$ E50 N25 W70$ E70 N75$.

LAND DESCRIPTION

TOTAL OB/XF 57,231

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	9401	C	HANGER/SFR	100		RSF-1	0.00	0.00	5.14	AC		1.00	1.00	0.85	18,000.00	15,300.00	78,642							

REVIEW DATE 11/03/2023 BY JB Total Acres: 5.14 Total Land Value: 78,642 Market: 0 Agricultural: 0 Common: 78,642 PRINTED 11/17/2025 BY SYS