LOT 6 REPLAT OF LOT 9 CANNON CREEK ESTATES S/D.

CANTER ROY G & TERESA L LIVING TRUST
1150 NW 184TH PL
PEMBROKE PINES, FL 33029

2026

12-4S-16-02935-206

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

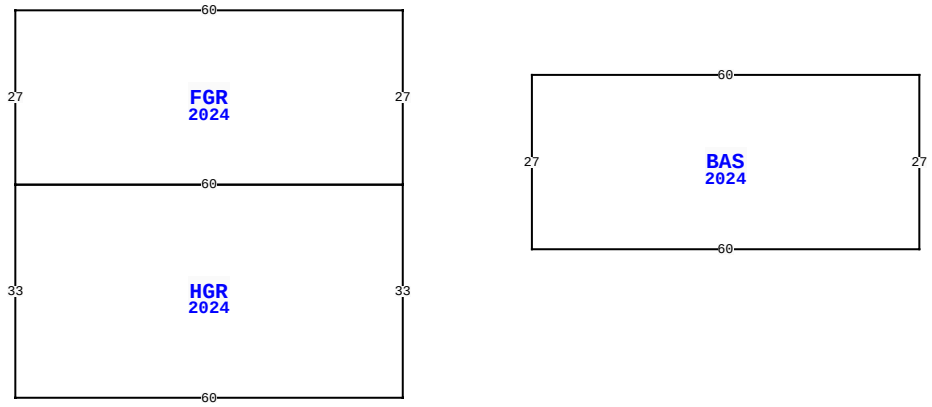
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,620	100	2024	1,620	179,050
FGR	1,620	55	2024	891	98,477
HGR	1,980	45	2024	891	98,477
TOTALS	5,220			3,402	376,004

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,402	100.7000	112.78	383,678	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 0% - 2024 Heated Area: 1620 HX Base Yr



128 SW CAPTAINS 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	376,004
TOTAL MARKET OB/XF VALUE	1,840
TOTAL LAND VALUE - MARKET	58,760
TOTAL MARKET VALUE	436,604
SOH/AGL Deduction	0
ASSESSED VALUE	436,604
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	436,604
TOTAL JUST VALUE	436,604
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	440,441

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054378	New Residential C	325,000	10/31/2025
000044289	New Residential C	170,000	09/13/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1417/0819	8/14/2020	WD	Q	V	01	74,000
GRANTOR: BENNIE W & DEBORAH B						
GRANTEE: ROY G & TERESA L CA						
1062/1105	10/14/2005	WD	Q	V		87,500
GRANTOR: MURPHY						
GRANTEE: BENNIE AND DEBORAH						

BUILDING NOTES

BUILDING DIMENSIONS

HGR=[YR=2024;ORIG=-61,31] E60 S33 W60 N33 $
BAS=[YR=2024;ORIG=19,14] E60 S27 W60 N27 $
FGR=[YR=2024;ORIG=-61,4] E60 S27 W60 N27 $
.

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	0	0	920.00	UT	2.00	2.00	100	2024	2023		100	1,840	

LAND DESCRIPTION

TOTAL OB/XF 1,840

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	0		RSF-1	0.00	0.00	2.26	AC		1.00	1.00	1.00	26,000.00	26,000.00	58,760							

REVIEW DATE 12/02/2024 BY SYS Total Acres: 2.26 Total Land Value: 58,760 Market: 0 Agricultural: 0 Common: 58,760 PRINTED 11/18/2025 BY SYS