LOT 6 CANNON CREEK AIR PARK S/D.
ORB 520-266, 640-510, DC DOROTHY

HOLMES DAVE B/HOLMES RONDA L
244 SW AIRPARK GLN
LAKE CITY, FL 32025

2026

12-4S-16-02947-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

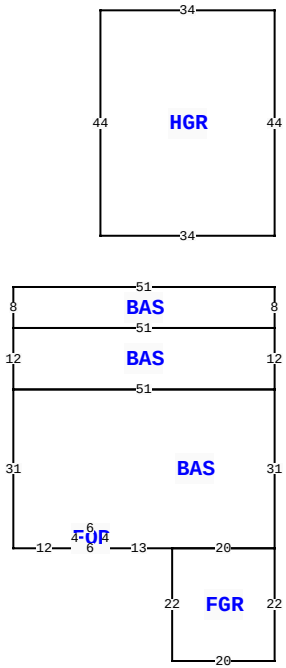
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	12416.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	408	100		408	38,696
BAS	612	100		612	58,043
BAS	1,557	100		1,557	147,669
FGR	440	55		242	22,952
FOP	24	30		7	664
HGR	1,496	45		673	63,829
TOTALS	4,537			3,499	331,852

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,499	128.3040	143.70	502,806	1991	1991	0	0	0	34.00	66.00

1 SINGLE FAM 100% - 2014 Heated Area: 2577 HX Base Yr 2014



244 SW AIRPARK GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		331,852
TOTAL MARKET OB/XF VALUE		4,994
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		371,846
SOH/AGL Deduction		119,572
ASSESSED VALUE		252,274
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		201,552
TOTAL JUST VALUE		371,846
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		376,874

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39891	REMODEL	0	06/05/2020
35055	MAINT/ALTR	397	03/15/2017
32091	MAINT/ALTR	30	07/02/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1196/0252	6/08/2010	WD	U	I	12	220,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: DAVE B & RONDA L HO						
1196/0250	4/23/2010	CT	U	I	12	100
GRANTOR: BANK OF AMERICA NA						
GRANTEE: FANNIE MAE (AKA FED						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W51 S31 E12 N4 E6 S4 E13 E20 N31 $
HGR=[ORIG=0,-30] N44 W34 S44 E34 $
BAS=[ORIG=0,0] N12 W51 S12 E51 $
FGR=[ORIG=-20,31] S22 E20 N22 W20 $
BAS=[ORIG=0,-12] N8 W51 S8 E51 $
FOP=[ORIG=-39,31] E6 N4 W6 S4 $
.

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	0	0	3	100	400	
2	0166	CONC,PAVMT	0	100	28	44	1,232.00	UT	1.70	1.70	100	0	0	3	100	2,094	
3	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2021	2020		100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 4,994

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	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 07/13/2020 BY BC Total Acres: 1.06 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2025 BY SYS