

LOT 8 CANNON CREEK AIR PARK S/D.

676-367-372, 786-1698, WD 1054-9

AHERN KAREN MERETE
P O BOX 310
LAKE CITY, FL 32056

2026

12-4S-16-02947-008



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	10	ABOVE AVG. 70			
Exterior Wall	19	COMMON BRK 30			
Roof Structure	08	IRREGULAR 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		3 100			
Frame	01	NONE 100			
Stories	1.	1. 100			
Architectural Units	05	CONV 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	2,431	100		2,431	223,196
FGR	462	55		254	23,321
FOP	20	30		6	551
FST	32	55		18	1,653
HGR	1,496	45		673	61,790
UEP	410	60		246	22,586
TOTALS	4,851			3,628	333,096

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,628	126.1194	141.25	512,455	1985	1985	0	0	35.00	65.00

1 SINGLE FAM

100% - 2014

Heated Area: 2431

HX Base Yr 2014

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025

MLU	
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EXTRA FEATURES						286 SW AIRPARK GLN, LAKE CITY				INC DATE		AG DATE					
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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1987	1987	3	40	14,336	
3	0282	POOL ENCL	0	100	46	28	1,288.00	UT	15.00	15.00	100	1993	1993	3	40	7,728	
4	0260	PAVEMENT - A	0	100	165	20	3,300.00	UT	1.50	1.50	75	0	0	3	75	3,713	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
6	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	200	
7	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2021	2020		70	4,200	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT	

COLUMBIA COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE						333,096					
TOTAL MARKET OB/XF VALUE						32,477					
TOTAL LAND VALUE - MARKET						35,000					
TOTAL MARKET VALUE						400,573					
SOH/AGL Deduction						135,001					
ASSESSED VALUE						265,572					
TOTAL EXEMPTION VALUE						50,722					
BASE TAXABLE VALUE						214,850					
TOTAL JUST VALUE						400,573					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						400,873					

SALE:1:1: LOT 8 CANNON CREEK AIRPARK			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045769	Roof Replacement	26,809	10/25/2022
40968	GENERATOR		12/04/2020
16327	GARAGE	445	11/23/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1513/742	4/24/2024	LE	U	I	14	100	
GRANTOR: AHERN KAREN-MERETE							
GRANTEE: AHERN KAREN-MERETE (							
1251/1978	3/15/2013	WD	Q	I	01	290,000	
GRANTOR: NOEL & MARILYN MOUCHO							
GRANTEE: FRANK L & KAREN MER							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[ORIG=0,0] W22 W41 N10 W14 W8 S43 E30 N4 E33 N17 E22 N12 \$											
HGR=[ORIG=0,-30] N34 W44 S34 E44 \$											
FGR=[ORIG=-22,29] S4 E22 N21 W22 S17 \$											
UEP=[ORIG=-22,0] N10 W41 S10 E41 \$											
FST=[ORIG=-77,-10] N4 W8 S4 E8 \$											
FOP=[ORIG=-55,33] E5 N4 W5 S4 \$.											