LOT 15 CANNON CREEK AIR PARK
S/D. ORB 644-335, 746-1397
PROB 1270-2492, WD 1271-759,

WHITMARSH WILLIAM A
432 SW AIRPARK GLN
LAKE CITY, FL 32025-1617

2026

12-4S-16-02947-015

BUILDING CHARACTERISTICS

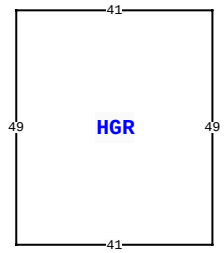
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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/

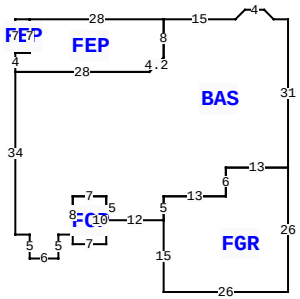
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,893	100		1,893	191,878
FEP	21	80		17	1,723
FEP	316	80		253	25,644
FGR	598	55		329	33,348
FOP	70	30		21	2,128
HGR	2,009	45		904	91,631
TOTALS	4,907			3,417	346,352

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,417	125.6926	140.78	481,045	1997	1997	0	0	0	28.00	72.00

1 SINGLE FAM 100% - 2015 Heated Area: 1893 HX Base Yr 2015





432 SW AIRPARK GLN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		346,352
TOTAL MARKET OB/XF VALUE		3,302
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		384,654
SOH/AGL Deduction		113,470
ASSESSED VALUE		271,184
TOTAL EXEMPTION VALUE	HX HB 13	271,184
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		384,654
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		389,465

PRMT:2:1: AIRPLANE HANGER

XFOB:2:1: A P HANGER UNDER CAP W/HX-DOOR WOULD BE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051530	Generator	0	11/15/2024
32359	MAINT/ALTR	75	10/03/2014
32360	MAINT/ALTR	50	10/03/2014
12576	GARAGE	110	05/28/1997
11980	SFR	230	12/20/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1314/1300	5/04/2016	QC	U	I	11	100
GRANTOR: NANCY A WHITMARSH						
GRANTEE: WILLIAM A WHITMARSH						
1279/0970	7/10/2014	WD	Q	I	01	285,000
GRANTOR: BETTY L & STEPHEN A B						
GRANTEE: WILLIAM A & NANCY A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FEP= W28 FEP= W3 S7 E3 N7$ S7 W3 S4 E28 R3 U3 N8$ S8 D3 L3 W28 S34 E3 S5 E6 N5 E3 FOP= S2 E7 N10 W7 S8$ N8 E7 S5 E12 FGR= S15 E26 N26 W13 S6 W13 S5$ N5 E13 N6 E13 N31 W3 U2 L2 W4 L2 D2 $ PTR= N30 HGR= N49 W41 S49 E41$ S30$.

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	2,201.00	UT	1.50	1.50	100	1997	1997	3	100	3,302	

LAND DESCRIPTION

TOTAL OB/XF 3,302

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 04/09/2019 BY KR Total Acres: 1.05 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS