LOT 17 CANNON CREEK AIR PARK
S/D & BEG NE COR OF SAID LOT
17, RUN E 15.01 FT, S 423.95

WILSON RONALD LEE
469 SW AIRPARK GLN
LAKE CITY, FL 32025

2026

12-4S-16-02947-017

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

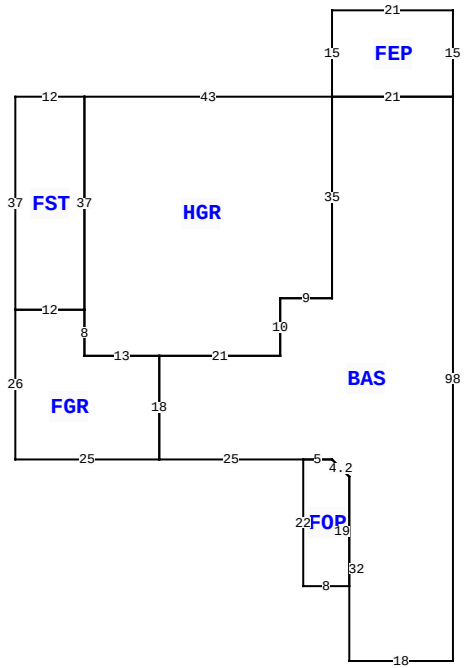
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	2,588	100		2,588	275,778
FEP	315	80		252	26,853
FGR	546	55		300	31,968
FOP	172	30		52	5,541
FST	444	55		244	26,001
HGR	1,845	45		830	88,445
TOTALS	5,910			4,266	454,586

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,266	123.5586	138.39	590,372	2002	2002	0	0	0	23.00	77.00

1 SINGLE FAM 100% - 2003 Heated Area: 2588 HX Base Yr 2003



469 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		454,586
TOTAL MARKET OB/XF VALUE		7,140
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		496,726
SOH/AGL Deduction		149,250
ASSESSED VALUE		347,476
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		291,754
TOTAL JUST VALUE		496,726
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		502,630

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045619	Roof Replacement	31,150	10/04/2022
18297	PLANE HNGR	110	05/21/2001
18296	SFR	466	05/21/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
957/1010	5/23/2002	WD	U	I	11	100
GRANTOR: WILLIAMS DONALD E						
GRANTEE: WILSON RONALD LEE						
0917/1145	12/27/2000	WD	Q	V		47,000
GRANTOR: A SESSIONS						
GRANTEE: RONALD & KATHY WILS						

BUILDING NOTES

BUILDING DIMENSIONS

HGR= W43 FST= W12 S37 E12 N37$ S37 FGR= W12 S26 E25 N18 W13 N8$ S8 E13 BAS= S18 E25 FOP= S22 E8 N19 U3 L3 W5$ E5 R3 D3 S32 E18 N98 FEP= N15 W21 S15 E21$ W21 S35 W9 S10 W21$ E21 N10 E9N35$.

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	3,570.00	UT	2.00	2.00	100	2002	2002	3	100	7,140	

LAND DESCRIPTION

TOTAL OB/XF 7,140

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 10/17/2023 BY JB Total Acres: 1.22 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS