LOT 20 CANNON CREEK AIR PARK
S/D. ORB 644-335, 712-488,
782-1732, DC 978-301, WD 1296-

THOMAS CONRAD H K
399 SW AIRPARK GLN
LAKE CITY, FL 32025

2026

12-4S-16-02947-020

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

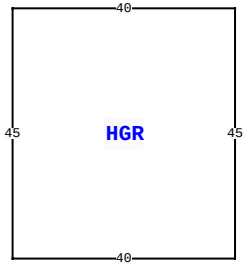
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	12416.030	1.00/

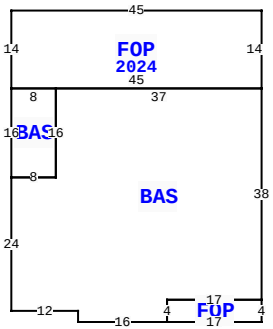
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	128	100		128	10,835
BAS	1,670	100		1,670	141,365
FOP	68	30		20	1,693
FOP	630	30	2024	189	15,999
HGR	1,800	45		810	68,566
TOTALS	4,296			2,817	238,457

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,817	108.6720	121.71	342,857	1996	1996	0	0	0	30.45	69.55

1 SINGLE FAM 100% - 2016 Heated Area: 1798 HX Base Yr 2016





399 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		238,457
TOTAL MARKET OB/XF VALUE		5,178
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		278,635
SOH/AGL Deduction		84,228
ASSESSED VALUE		194,407
TOTAL EXEMPTION VALUE	HX HB 13	194,407
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		278,635
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		282,235

PRMT:2:1: AIRPLANE HANGER

SALE:1:1: PAID TO MUCH JOINS RUNWAY

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11185	GARAGE	105	05/22/1996
10205	SFR	370	09/18/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1296/1584	6/15/2015	WD	Q	I	01	190,000
GRANTOR: VIRGINIA M HOLLINS						
GRANTEE: CONRAD H K THOMAS						
0782/1732	11/19/1993	WD	U	V	12	27,000
GRANTOR: FRANK C NOBLE JR						
GRANTEE: EDWARD HOLLINS						

BUILDING NOTES

BUILDING DIMENSIONS

HGR=[ORIG=0,-30] N45 E40 S45 W40 $
BAS=[ORIG=0,0] W37 S16 W8 S24 E12 S2 E16 N4 E17 N38 $
BAS=[ORIG=-37,0] W8 S16 E8 N16 $
FOP=[ORIG=-17,42] E17 N4 W17 S4 $
PTR=[ORIG=0,0] N30 S30 $
FOP=[YR=2024;ORIG=-45,-14] E45 S14 W45 N14 $
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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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	252.00	UT	1.50	1.50	100	1996	1996	3	100	378	
3	0166	CONC,PAVMT	0	100	14	80	1,120.00	UT	2.50	2.50	100	2009	2009	3	100	2,800	

LAND DESCRIPTION

TOTAL OB/XF 5,178

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: 1.06 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS