

LOT 22 CANNON CREEK AIR PARK
S/D. ORB 520-275, 562-435,
967-476, DC JAMES CLOEREN 967-

BOWSER ADAM
343 SW AIRPARK GLN
LAKE CITY, FL 32025

2026

12-4S-16-02947-022



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2														
Exterior Wall	19	COMMON BRK 70	0100	01	3,287	119.7174	134.08	440,721	2003	2003	0	0	23.65	76.35	VALUATION SUMMARY														
Exterior Wall	31	VINYL SID 30	1 SINGLE FAM 100% - 2014													Heated Area: 2067													
Roof Structure	08	IRREGULAR 100														HX Base Yr 2014													
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floor	14	CARPET 80																											
Interior Floor	08	SHT VINYL 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																											
Architectural	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																06													
NEIGHBORHOOD/LOC	12416.030 1.00/																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	264	100		264	27,026																								
BAS	1,803	100		1,803	184,573																								
FGR	552	55		304	31,120																								
FOP	55	30		16	1,638																								
HGR	2,000	45		900	92,133																								
TOTALS	4,674			3,287	336,490																								
EXTRA FEATURES						343 SW AIRPARK GLN, LAKE CITY																							
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	0166	CONC, PAVMT	0 100	0	0	2,630.00	UT	2.00	2.00	100	2003	2003	3	100	5,260														
2	0080	DECKING	0 100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	300														
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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 02/17/2025 BY jerry Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS																													