LOTS 25 & 26 EX N 167 FT
CANNON CREEK AIR PARK S/D.

STRINGFELLOW DONALD R/STRINGFELLOW MARY ELLEN HODS
233 SW AIRPARK GLN
LAKE CITY, FL 32025

2026

12-4S-16-02947-026

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

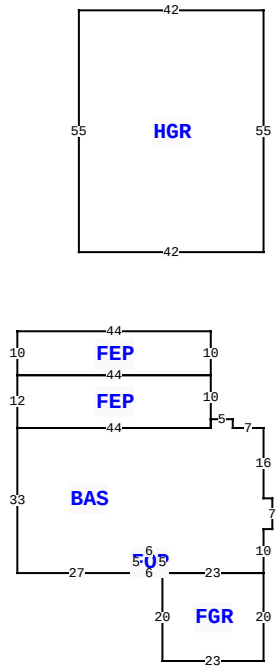
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	1,842	100		1,842	149,375
FEP	440	80		352	28,545
FEP	528	80		422	34,222
FGR	460	55		253	20,517
FOP	30	30		9	730
HGR	2,310	45		1,040	84,338
TOTALS	5,610			3,918	317,726

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,918	111.3948	124.76	488,810	1991	1991	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2001 Heated Area: 1842 HX Base Yr 2001



233 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		317,726
TOTAL MARKET OB/XF VALUE		30,282
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		383,008
SOH/AGL Deduction		125,872
ASSESSED VALUE		257,136
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		156,414
TOTAL JUST VALUE		383,008
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		384,301

SALE:1:1: LOT 25 & 26 EX N. 167 FT.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28919	POOL ENCL	95	10/06/2010
25987	POOL ENCL	90	07/05/2007
25831	POOL	250	05/22/2007
25537	ADDN SFR	251	02/16/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0896/0063	1/27/2000	WD	Q	I		180,000
GRANTOR: HENN						
GRANTEE: STRINGFELLOW & HODS						
0702/0619	11/17/1989	WD	Q	V		19,000
GRANTOR: SESSIONS						
GRANTEE: HENN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W7 N2 W5 FEP= N10 FEP= N10 W44 S10 E44$ W44 S12 E44 N2$ S2 W44 S33 E27 FOP= E6 N5 W6 S5$ N5 E6 S5 FGR= S20 E23 N20 W23$ E23 N10 E2 N7 W2 N16$ PTR= N40 HGR= N55 W42 S55 E42$ S40$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	5,900.00	UT	1.40	1.40	50	0	0	3	50	4,130	
3	0280	POOL R/CON	0	100	14	33	462.00	UT	70.00	70.00	100	2007	2007	3	54	17,464	
4	0282	POOL ENCL	0	100	26	48	1,248.00	UT	15.00	15.00	100	2007	2007	3	40	7,488	

LAND DESCRIPTION

TOTAL OB/XF 30,282

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 11/19/2025 BY SYS