

LOTS 19 & 20 CANNON CREEK
ACRES S/D.
462-361, 724-173, 796-554, WD

AWOJULU ADETOKUNBO O
643 SW CHRIS TER
LAKE CITY, FL 32024-3398

2026

13-4S-16-02950-005



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	12	CEDAR 100			
Roof Structur	08	IRREGULAR 100			
Roof Cover	14	PREFIN MT 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		06 06			
DOR CODE		0100 SINGLE FAMILY			
MAP NUM			MKT AREA	06	
NEIGHBORHOOD/LOC		13416.010	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,476	100		1,476	140,514
FGR	462	55		254	24,181
FOP	90	30		27	2,570
FSP	260	40		104	9,901
TOTALS	2,288			1,861	177,165

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,861	130.7691	146.46	272,562	1990	1990	0	0	0	35.00	65.00
1 SINGLE FAM 100% - 2016 Heated Area: 1476 HX Base Yr 2016												
643 SW CHRIS TER, LAKE CITY												
						BLD DATE					LGL DATE	
						XF DATE					LAND DATE	
						INC DATE					AG DATE	
											04/20/2023	MLU

EXTRA FEATURES							643 SW CHRIS TER, LAKE CITY				INC DATE						AG DATE			
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200				
2	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1995	1995	3	40	14,336				
3	0282	POOL ENCL	0	100	26	38	988.00	UT	15.00	15.00	100	2009	2009	3	40	5,928				
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000				
5	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	800				
6	0120	CLFENCE 4	0	100	0	0	300.00	UT	4.50	4.50	100	1993	1993	3	100	1,350				
7	0294	SHED WOOD/	0	100	8	12	96.00	UT	7.50	7.50	100	1993	1993	3	100	720				
8	0166	CONC, PAVMT	0	100	35	20	700.00	UT	2.00	2.00	100	1993	1993	3	100	1,400				
9	0030	BARN, MT	0	0	40	50	2,000.00	UT	12.00	12.00	100	2006	2006	3	100	24,000				

LAND DESCRIPTION										TOTAL OB/XF										56,734									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0.90	28,000.00	25,200.00	25,200												
2	0000	C	VAC RES	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000												
REVIEW DATE		12/20/2024		BY KS		Total Acres: 2.07			Total Land Value: 53,200			Market: 0			Agricultural: 0			Common: 53,200			PRINTED 11/19/2025 BY SYS								

COLUMBIA COUNTY PROPERTY											PAGE 1 of 1			2
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 2					Tax Dist:									
BUILDING MARKET VALUE										177,165				
TOTAL MARKET OB/XF VALUE										56,734				
TOTAL LAND VALUE - MARKET										53,200				
TOTAL MARKET VALUE										287,099				
SOH/AGL Deduction										79,027				
ASSESSED VALUE										208,072				
TOTAL EXEMPTION VALUE					HX HB					50,722				
BASE TAXABLE VALUE										157,350				
TOTAL JUST VALUE										287,099				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										289,825				