LOT 23 CANNON CREEK ACRES S/D.
ORB 462-361, 808-205,
906-2114, 928-2921,

LEE CHARLES D
625 SW BETH DR
LAKE CITY, FL 32024

2026

13-4S-16-02950-009

BUILDING CHARACTERISTICS

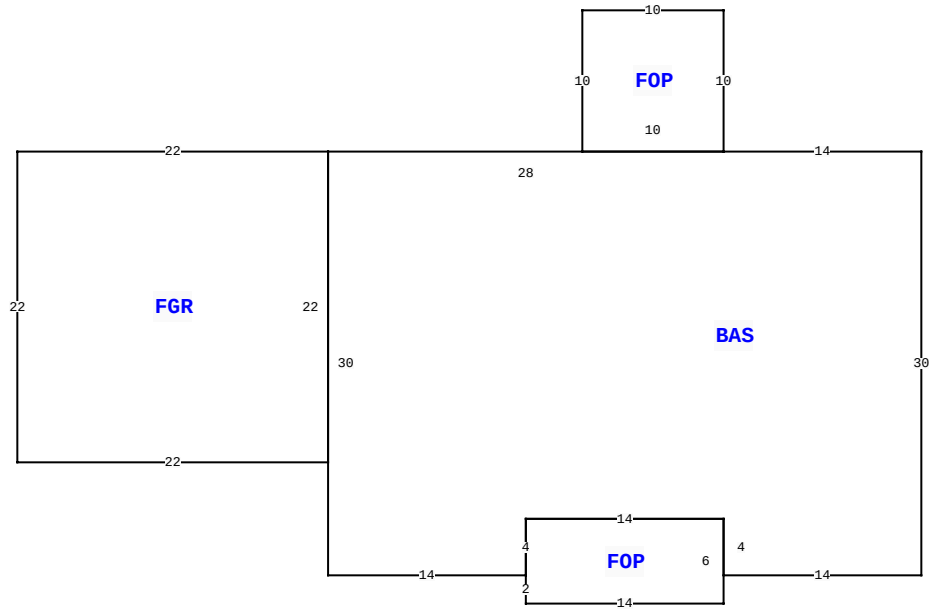
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	05	05
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	1,204	100		1,204	118,607
FGR	484	55		266	26,204
FOP	84	30		25	2,463
FOP	100	30		30	2,956
TOTALS	1,872			1,525	150,229

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,525	115.7310	129.62	197,670	2001	2001	0	0	0	24.00	76.00

1 SINGLE FAM 100% - 2002 Heated Area: 1204 HX Base Yr 2002



625 SW BETH DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		150,229
TOTAL MARKET OB/XF VALUE		7,605
TOTAL LAND VALUE - MARKET		26,250
TOTAL MARKET VALUE		184,084
SOH/AGL Deduction		63,950
ASSESSED VALUE		120,134
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		69,412
TOTAL JUST VALUE		184,084
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		186,061

LAND:1:1: 1.61 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18480	SFR	223	07/05/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0928/2921	6/14/2001	WD	Q	V		7,500
GRANTOR: BULLARD DEVELOPEMENT						
GRANTEE: CHARLES D LEE						
0906/2114	7/17/2000	WD	Q	V	01	100
GRANTOR: J BULLARD ETAL						
GRANTEE: BULLARD DEVELOPEMEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FOP= N10 W10 S10 E10$ W28 FGR= W22 S22 E22 N22$ S30E14 FOP= S2 E14 N6 W14 S4$ N4 E14 S4 E14 N30$.

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	22	23	506.00	UT	2.50	2.50	100	2009	2009	3	100	1,265	
2	0169	FENCE/WOOD	0	100	0	0	80.00	UT	13.50	13.50	100	2009	2009	3	100	1,080	
3	0030	BARN,MT	0	0	18	20	360.00	UT	11.00	11.00	100	2009	2009	3	100	3,960	
4	0140	CLFENCE 6	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	500	
5	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 7,605

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-	1412.00	170.00	1.00	LT		1.00	1.00	0.75	35,000.00	26,250.00	26,250							

REVIEW DATE 12/20/2024 BY KS Total Acres: 1.61 Total Land Value: 26,250 Market: 0 Agricultural: 0 Common: 26,250 PRINTED 10/07/2025 BY SYS