LOT 26 CANNON CREEK ACRES S/D.
ORB 462-361, 828-001

CRANE CARMEN
628 SW BETH DRIVE
LAKE CITY, FL 32024

2026

13-4S-16-02950-012

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
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		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	05	05

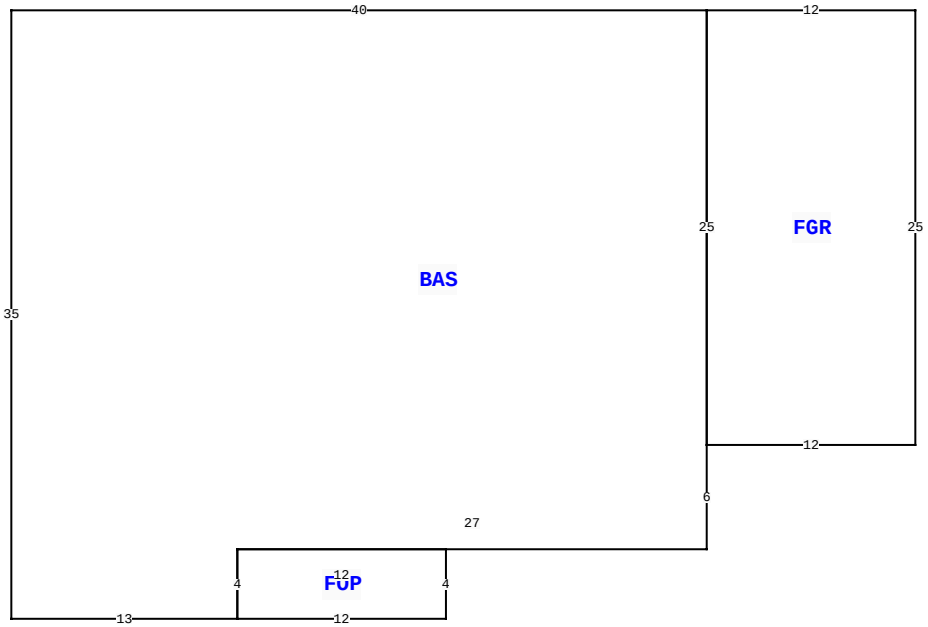
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	13416.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,292	100		1,292	119,820
FGR	300	55		165	15,302
FOP	48	30		14	1,299
TOTALS	1,640			1,471	136,421

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,471	116.6220	130.62	192,142	1996	1996	0	0	0	29.00	71.00

1 SINGLE FAM 100% - 1997 Heated Area: 1292 HX Base Yr 1997



628 SW BETH DR, 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		136,421
TOTAL MARKET OB/XF VALUE		4,242
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		175,663
SOH/AGL Deduction		71,965
ASSESSED VALUE		103,698
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		52,976
TOTAL JUST VALUE		175,663
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		177,584

LAND:1:1: 1.05 AC

SALE:1:1: LOT 26 CANNON CREEK ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37242	MAINT/ALTR	75	09/21/2018
11660	SFR	205	09/18/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0828/0001	9/11/1996	WD	Q	V		7,500

GRANTOR: BONNILYNN BULLARD ETA

GRANTEE: CARMEN CRANE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S35 E13 FOP= E12 N4W12 S4$ N4 E27 N6 FGR= E12 N25 W12 S25$ N25$.

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	0	0	378.00	UT	1.50	1.50	100	1996	1996	3	100	567	
2	0294	SHED WOOD/	0	100	10	12	120.00	UT	7.50	7.50	100	1996	1996	3	100	900	
3	0120	CLFENCE 4	0	100	0	0	700.00	UT	4.50	4.50	50	1996	1996	3	50	1,575	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 4,242

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-	1202.00	216.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 12/20/2024 BY KS Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 10/07/2025 BY SYS