LOT 27 CANNON CREEK ACRES S/D.
462-361, 829-840, WD 1431-2466,

EXODUS 4 LLC
2370 FL-47
LAKE CITY, FL 32025

2026

13-4S-16-02950-013

BUILDING CHARACTERISTICS

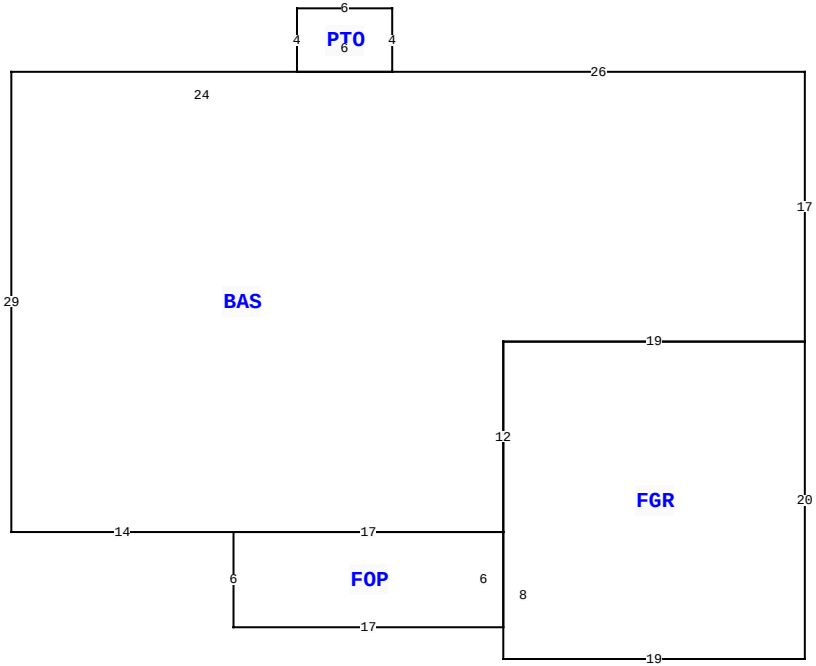
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,222	100		1,222	122,370
FGR	380	55		209	20,929
FOP	102	30		31	3,104
PTO	24	5		1	100
TOTALS	1,728			1,463	146,503

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,463	127.9080	143.26	209,589	1997	1997	0	0	0	30.10	69.90

1 SINGLE FAM 0% - 2022 Heated Area: 1222 HX Base Yr



588 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	146,503
TOTAL MARKET OB/XF VALUE	1,476
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	182,979
SOH/AGL Deduction	0
ASSESSED VALUE	182,979
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	182,979
TOTAL JUST VALUE	182,979
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	185,221

LAND:1:1: 1.01 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041549	Roof Replacement	6,000	03/18/2021
000041540	Electrical Servic	0	03/17/2021
11784	SFR	195	10/22/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1431/2466	3/05/2021	WD	Q	I	01	152,000
GRANTOR: ROBINSON BETTY J						
GRANTEE: EXODUS 4 LLC						
0829/0840	10/10/1996	WD	Q	V		7,500
GRANTOR: JOE D BULLARD ETAL						
GRANTEE: BETTY J ROBINSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 PTO= N4 W6 S4 E6$ W24 S29 E14 FOP= S6 E17 N6 W17$ E17 FGR= S8 E19 N20 W19 S12$ N12 E19 N17$.

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	0	0	0	984.00	UT	1.50	1.50	100	1997	1997	3	100	1,476	

LAND DESCRIPTION

TOTAL OB/XF 1,476

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	0		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