LOT 7 MOORE HAVEN S/D.
ORB 819-553, 966-799, CT 1126-2262, WD 1153-2086

PROVIN BRUCE L JR/PROVIN TAMMY L
208 NW CANTON LN
LAKE CITY, FL 32055-1154

2026

14-3S-16-02117-207

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 80
Interior Floo	15	HARDTILE 20
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
Quality	07	07

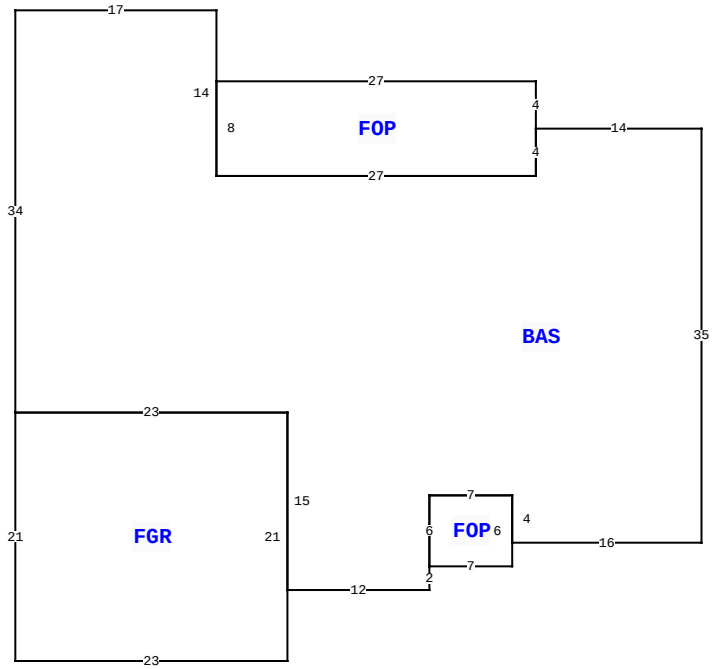
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 14316.040 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,859	100		1,859	217,929
FGR	483	55		266	31,183
FOP	42	30		13	1,524
FOP	216	30		65	7,620
TOTALS	2,600			2,203	258,256

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,203	126.1062	141.24	311,152	2008	2008	0	0	0	17.00	83.00

2 SINGLE FAM 100% - 2010 Heated Area: 1859 HX Base Yr 2010



208 NW CANTON LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		258,256
TOTAL MARKET OB/XF VALUE		4,500
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		302,756
SOH/AGL Deduction		101,598
ASSESSED VALUE		201,158
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		150,436
TOTAL JUST VALUE		302,756
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		306,168

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041897	Electrical Servic	0	05/12/2021
27252	SFR	724	08/08/2008
19966	M H	125	09/16/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1153/2086	6/30/2008	WD	Q	V	03	47,000
GRANTOR: SISTERS II INVESTMENT						
GRANTEE: BRUCE L JR & TAMMY						
1126/2262	7/18/2007	CT	Q	I	01	37,500
GRANTOR: CLERK OF COURT						
GRANTEE: SISTERS II INVESTME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FOP= N4 W27 S8 E27 N4$ S4 W27 N14 W17 S34 FGR= S21 E23 N21 W23$ E23 S15 E12 N2 FOP= E7 N6 W7 S6 $ N6 E7 S4 E16 N35$.

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	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2021	2021		75	4,500	

LAND DESCRIPTION

TOTAL OB/XF 4,500

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 05/11/2023 BY KS Total Acres: 5.64 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/20/2025 BY SYS