LOT 20 CANNON CREEK PLACE UNIT 2

WD 1322-345,

ROBERTS MIKE
657 SW CATHERINE LN
LAKE CITY, FL 32025

2026

23-4S-16-03095-120

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 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	06	06

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 06

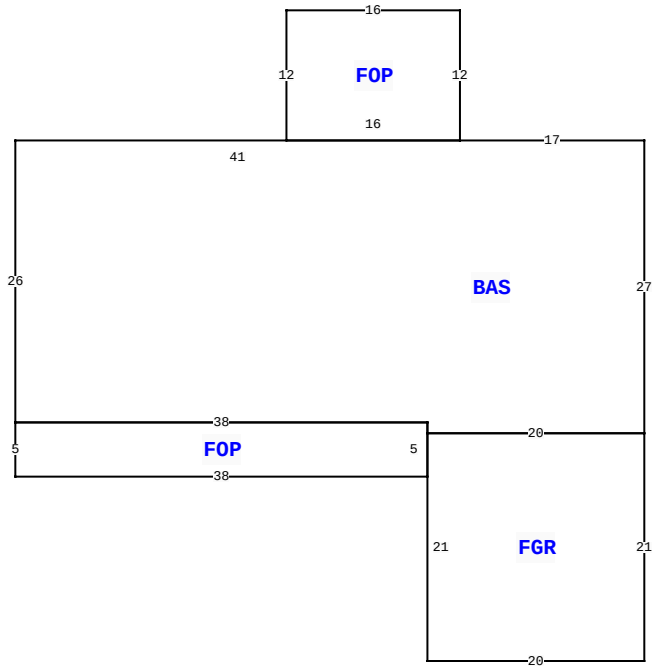
NEIGHBORHOOD/LOC 23416.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,528	100		1,528	193,674
FGR	420	55		231	29,279
FOP	190	30		57	7,225
FOP	192	30		58	7,352
TOTALS	2,330			1,874	237,529

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,874	120.3930	134.84	252,690	2019	2019	0	0	0	6.00	94.00

1 SINGLE FAM 0% - 0 Heated Area: 1528 HX Base Yr



174 SW JOSHUA CT, 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	237,529
TOTAL MARKET OB/XF VALUE	1,892
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	274,421
SOH/AGL Deduction	0
ASSESSED VALUE	274,421
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	274,421
TOTAL JUST VALUE	274,421
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	276,948

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37406	SFR	854	11/06/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1322/0345	9/14/2016	WD	U	V	37	12,000

GRANTOR: PETER W GIEBEIB

GRANTEE: MIKE ROBERTS

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 FOP= N12 W16 S12 E16$ W41 S26 FOP= S5 E38 N5 W38$ E38 S1 FGR= S21 E20 N21 W20$ E20 N27$.

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	946.00	UT	2.00	2.00	100	2019	2019	3	100	1,892	

LAND DESCRIPTION

TOTAL OB/XF 1,892

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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 03/06/2025 BY KS Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS