LOTS 21 & 22 CANNON CREEK
PLACE UNIT 2.
WD 1106-1411, WD 1166-2421,

PAX GEORGE EDWARD
194 SW JOSHUA CT
LAKE CITY, FL 32024-0378

2026

23-4S-16-03095-121

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	14	CARPET 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
Condition Adj	03	03 100
Quality	06	06

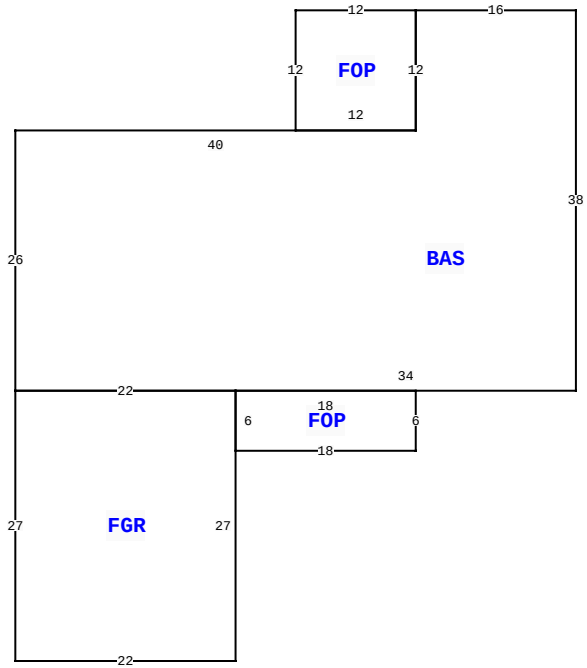
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 23416.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,648	100		1,648	174,123
FGR	594	55		327	34,550
FOP	108	30		32	3,381
FOP	144	30		43	4,544
TOTALS	2,494			2,050	216,596

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,050	115.0422	128.85	264,142	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2020 Heated Area: 1648 HX Base Yr 2020



194 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		216,596
TOTAL MARKET OB/XF VALUE		37,955
TOTAL LAND VALUE - MARKET		64,750
TOTAL MARKET VALUE		319,301
SOH/AGL Deduction		82,066
ASSESSED VALUE		237,235
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		186,513
TOTAL JUST VALUE		319,301
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		322,825

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052190	Electrical Servic	0	01/29/2025
000051392	Roof Replacement	16,415	11/05/2024
31779	POOL	165	03/03/2014
25524	SFR	537	02/14/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1378/0950	2/14/2019	WD	Q	I	03	231,000
GRANTOR: RONNIE L FOXX						
GRANTEE: GEORGE EDWARD PAX						
1313/2169	4/20/2016	WD	Q	I	01	174,000
GRANTOR: ZACHARY M GRANOFF & L						
GRANTEE: RONNIE L FOXX						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 FOP= W12 S12 E12 N12$ S12 W40 S26 FGR= S27 E22 N27 W22$ E22 FOP= S6 E18 N6 W18$ E34 N38$.

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	3	36	108.00	UT	3.00	3.00	100	2007	2007	3	100	324	
2	0040	BARN,POLE	0	100	24	36	864.00	UT	3.00	3.00	100	2009	2009	3	100	2,592	
3	0166	CONC,PAVMT	0	100	16	58	928.00	UT	2.50	2.50	100	2009	2009	3	100	2,320	
4	0280	POOL R/CON	0	100	14	30	420.00	UT	70.00	70.00	100	2014	2014	3	76	22,344	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,000	
6	0296	SHED METAL	0	100	25	25	625.00	UT	15.00	15.00	100	2018	2018	3	100	9,375	

LAND DESCRIPTION

TOTAL OB/XF 37,955

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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	0700	C	MISC RES	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	0.85	35,000.00	29,750.00	29,750							

REVIEW DATE 02/11/2025 BY TW Total Acres: 1.05 Total Land Value: 64,750 Market: 0 Agricultural: 0 Common: 64,750 PRINTED 11/18/2025 BY SYS