LOT 24 CANNON CREEK PLACE UNIT 2
WD 1341-282, WD 1375-772, LE 149

MCRAE JENNIFER R
155 SW JOSHUA CT
LAKE CITY, FL 32024

2026

23-4S-16-03095-124

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

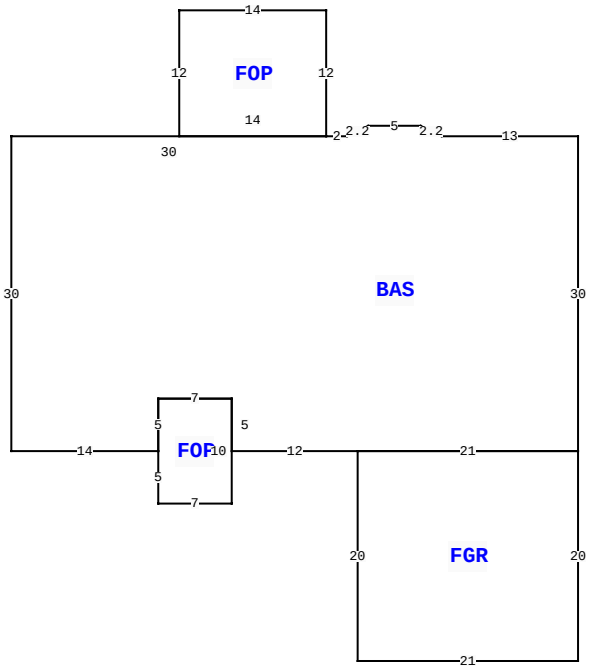
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,592	100		1,592	209,884
FGR	420	55		231	30,455
FOP	70	30		21	2,769
FOP	168	30		50	6,592
TOTALS	2,250			1,894	249,698

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,894	126.5670	141.76	268,493	2018	2018	0	0	0	7.00	93.00

1 SINGLE FAM 100% - 2019 Heated Area: 1592 HX Base Yr 2019



155 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		249,698
TOTAL MARKET OB/XF VALUE		3,616
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		323,314
SOH/AGL Deduction		111,819
ASSESSED VALUE		211,495
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		160,773
TOTAL JUST VALUE		323,314
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		325,999

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36709	SFR	803	05/10/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1493/2005	6/27/2022	LE	U	I	14	100
GRANTOR: MCRAE JENNIFER R (ENH						
GRANTEE: MCRAE SHELBY E (RMD						
1375/0772	12/28/2018	WD	Q	I	01	183,500
GRANTOR: TRENT GIEBEIG CONSTRU						
GRANTEE: JENNIFER R MCRAE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 L2 U1 W5 D1 L2 W2 FOP= N12 W14 S12 E14$ W30 S30 E14 FOP= S5 E7 N10 W7 S5$ N5 E7 S5 E12 FGR= S20 E21 N20 W21$ E21 N30$.

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	908.00	UT	2.00	2.00	100	2018	2018	3	100	1,816	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	1,800.00	1,800.00	100	2025	2024		100	1,800	

LAND DESCRIPTION

TOTAL OB/XF 3,616

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	0000	C	VAC RES	100		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: 1.40 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 11/17/2025 BY SYS