(AKA LOT 7 CANNON CREEK ACRES S/
AS): COMM SW COR OF SW1/4 OF NE1
FT, N 30.02 FT FOR POB, CONT N 2

FEAGLE SHARON L
423 SW CANNON CREEK DR
LAKE CITY, FL 32024

2026

24-4S-16-03103-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

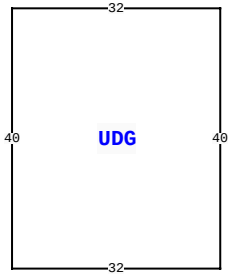
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	24416.020	1.00/

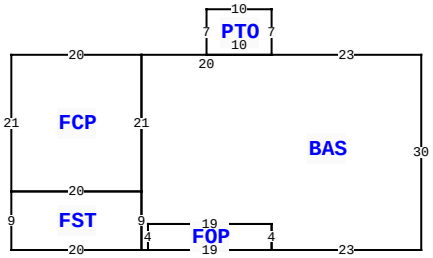
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,214	100		1,214	98,590
FCP	420	25		105	8,527
FOP	76	30		23	1,868
FST	180	55		99	8,040
PTO	70	5		4	325
UDG	1,280	55		704	57,173
TOTALS	3,240			2,149	174,522

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,149	111.5500	124.94	268,496	1972	1972	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1214 HX Base Yr





423 SW CANNON CREEK DR, 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		174,522
TOTAL MARKET OB/XF VALUE		2,135
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		211,657
SOH/AGL Deduction		110,761
ASSESSED VALUE		100,896
TOTAL EXEMPTION VALUE	HX HB VX SX	100,896
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		211,657
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		211,657

LAND:1:1: 1.08 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049226	Roof Replacement	10,000	02/16/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1310/0286	2/23/2016	LE	U	I	14	100

GRANTOR: LEROY & SHARON L FEAG

GRANTEE: THOMAS LEROY & KEIT

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 PTO= N7 W10 S7 E10$ W20 FCP= W20 S21 E20 N21$ S21 FST= W20 S9 E20 N9 $ S9 E1 FOP= E19 N4 W19 S4$ N4 E19 S4 E23 N30$ PTR=N30 UDG= N40 W32 S40 E32$ S30$.

EXTRA FEATURES

L N	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	1.00	UT	0.00	0.00	100	0	0	3	100	175	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,600	
3	0296	SHED METAL	0	100	12	12	144.00	UT	5.00	5.00	50	1993	1993	3	50	360	

LAND DESCRIPTION

TOTAL OB/XF 2,135

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	224.00	210.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 02/25/2025 BY KS Total Acres: 1.08 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS