

COMM SW COR OF SW1/4 OF NE1/4, R
E 30.02 FT FOR POB, CONT E 210 F
R/W RD, W ALONG R/W 108.14 FT, N

COOPER GRACE M
493 SW CANNON CREEK DRIVE
LAKE CITY, FL 32024

2026

24-4S-16-03103-003



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	19	COMMON BRK 70			
Exterior Wall	12	CEDAR 30			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 60			
Interior Floor	06	VINYL ASB 40			
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			
Architectural	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	720	100		720	55,977
BAS	1,308	100		1,308	101,693
FOP	76	30		23	1,788
FSP	240	40		96	7,464
FST	80	55		44	3,421
TOTALS	2,424			2,191	170,343

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,191	106.7970	119.61	262,066	1972	1978	0	0	0	35.00	65.00
1 SINGLE FAM		100% - 1996		Heated Area: 2028					HX Base Yr 1996			
The floor plan diagram shows a large rectangular area divided into several sections. The main area is labeled 'BAS' (Bathroom Area) and has a width of 24 and a height of 30. To the right of this is another 'BAS' section with a width of 23 and a height of 26. Above the main 'BAS' section is a 'FST' (Furnace/Storage Tank) section with a width of 10 and a height of 8. To the right of the 'FST' section is a 'FSP' (Furnace/Storage Tank) section with a width of 16 and a height of 15. Below the 'FST' section is a 'FUP' (Furnace/Storage Tank) section with a width of 19 and a height of 4. The overall dimensions of the main 'BAS' section are 24 by 30. The overall dimensions of the 'FST' section are 10 by 8. The overall dimensions of the 'FSP' section are 16 by 15. The overall dimensions of the 'FUP' section are 19 by 4. The overall dimensions of the 'BAS' section on the right are 23 by 26. The overall dimensions of the 'FST' section are 10 by 8. The overall dimensions of the 'FSP' section are 16 by 15. The overall dimensions of the 'FUP' section are 19 by 4.												

BLD DATE		LGL DATE	
YE DATE		LAND DATE	
		04/03/2025	

EXTRA FEATURES										493 SW CANNON CREEK DR, LAKE CITY				INC DATE		2014		AG DATE		04/08/2015		REV	
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	0280	POOL R/CON	0 100	32	16	512.00	UT	70.00	70.00	100	1993	1993	3	40	14,336								
2	0180	FPLC 1STRY	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	100	2,000								
3	0070	CARPORT UF	0 100	0	0	200.00	UT	2.00	2.00	50	1993	1993	3	50	200								
4	0080	DECKING	0 100	12	18	216.00	UT	5.00	5.00	100	1993	1993	3	100	1,080								
5	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600								
6	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200								