COMM SW COR OF SW1/4 OF NE1/4, R
E 30.02 FT TO E R/W OF RD FOR PO
FT, S 210 FT, W 210 FT, N 210 FT

SHIREY RICHARD
539 SW CANNON CREEK DR
LAKE CITY, FL 32024

2026

24-4S-16-03103-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

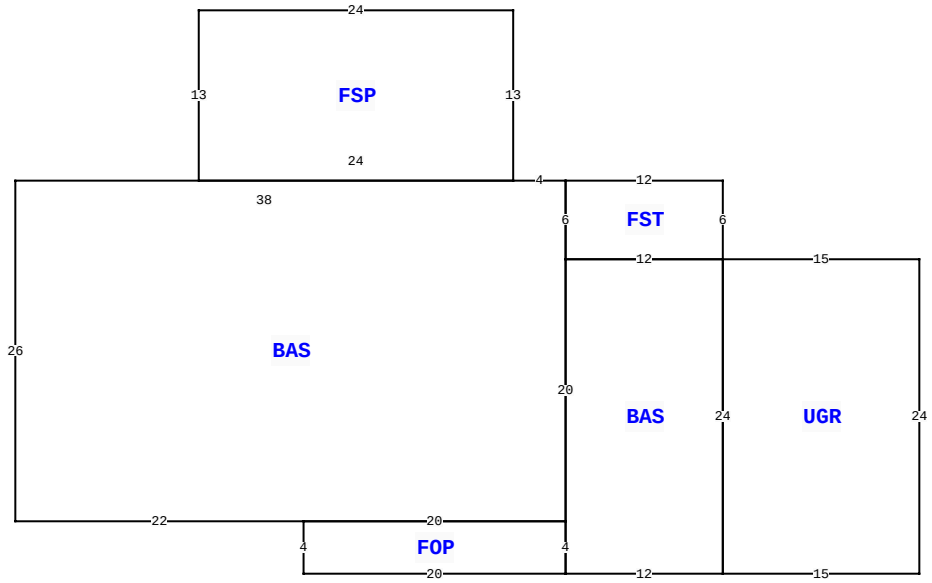
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	32	HARDIE BRD 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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	288	100		288	34,396
BAS	1,092	100		1,092	130,419
FOP	80	30		24	2,866
FSP	312	40		125	14,929
FST	72	55		40	4,777
UGR	360	45		162	19,348
TOTALS	2,204			1,731	206,734

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,731	114.6600	128.42	222,295	1972	2018	0	0	0	7.00	93.00

1 SINGLE FAM 100% - 2022 Heated Area: 1380 HX Base Yr 2022



539 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		206,734
TOTAL MARKET OB/XF VALUE		3,582
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		245,316
SOH/AGL Deduction		52,088
ASSESSED VALUE		193,228
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		142,506
TOTAL JUST VALUE		245,316
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		247,539

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1440/1076	6/16/2021	WD	Q	I	01	210,000
GRANTOR: MCGINNIS KEVIN K						
GRANTEE: SHIREY RICHARD						
1372/2032	11/14/2018	WD	Q	I	01	43,700
GRANTOR: ALBERT S GRIFFIN IND&						
GRANTEE: KEVIN K MCGINNIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W4 FSP= N13 W24 S13 E24$ W38 S26 E22 FOP= S4 E20 N4 W20$ E20 BAS= S4 E12 UGR= E15 N24 W15 S24$ N24 W12 S20$ N20 FST= E12 N6 W12 S6$ N6$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,782	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	300	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 3,582

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		A-1	210.00	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: 1.01 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS