

WEATHERS AARON LEE
659 SW CANNON CREEK DR
LAKE CITY, FL 32024

2026

24-4S-16-03103-005



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall19COMMON BRK 70

Exterior Wall31VINYL SID 30

Roof Structur08IRREGULAR 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 80

Interior Wall04PLYWOOD 20

Interior Floo14CARPET 90

Interior Floo08SHT VINYL 10

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3100

Bathrooms2100

Frame01NONE 100

Stories1.1.100

Architectual05CONV 100

Units0100

Condition Adj0303 100

Kitchen Adjus0101 100

Quality0505

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA06

NEIGHBORHOOD/LOC24416.0201.00/

AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS40010040042,851

BAS1,1671001,167125,017

FGR4415524326,032

FOP15304429

FST10555586,213

TOTALS2,1281,872200,542

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10210GARAGE U01002428672.00UT18.0018.0010019931993310012,096

20166CONC, PAVMT0100001,520.00UT2.002.001001993199331003,040

30040BARN, POLE0100001.00UT0.000.00100199319933100500

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHFAC% COND TOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHOT OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

10100CSFR100A-1210.00210.001.00LT1.001.001.0035,000.0035,000.0035,000

REVIEW DATE02/25/2025BYKS

Total Acres: 1.01Total Land Value: 35,000Market: 0Agricultural: 0Common: 35,000PRINTED 11/18/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100011,872114.0480127.73239,1111973201000016.1383.87

1 SINGLE FAM100% - 2022Heated Area: 1567HX Base Yr 2022

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

04/03/2025MLU

TOTAL OB/XF15,636

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE200,542

TOTAL MARKET OB/XF VALUE15,636

TOTAL LAND VALUE - MARKET35,000

TOTAL MARKET VALUE251,178

SOH/IAGL Deduction33,180

ASSESSED VALUE217,998

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE167,276

TOTAL JUST VALUE251,178

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE253,761

SALE:1:1: 1.01 AC WITH HOUSE

LAND:1:1: 1.01 AC.

PERMIT NUMDESCRIPTIONAMTISSUED

000043758Remodel20,38002/22/2022

40246REMODEL007/29/2020

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYRSNCDSALE PRICE

1446/10788/25/2021WDQVI01215,000

GRANTOR:PETERMANN SANDRA

GRANTEE:WEATHERS AARON LEE

1340/23907/14/2017WDUII11100

GRANTOR:SANDRA PETERMANN

GRANTEE:SANDRA PETERMANN &

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 BAS= N20 W20 S20 E20\$ W36 FST= N5 W21 S5 E21\$ FGR=W21 S21 E21 N21\$ S21 E22FOP= S3 E5 N3 W5\$ E5 S3 E25 N24\$.