

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

DAVIS COLA WENDELL/DAVIS ANNE SMITH
569 SW CANNON CREEK DR
LAKE CITY, FL 32024

2026

24-4S-16-03103-006



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	05	ASPH TILE 30
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		06
NEIGHBORHOOD/LOC	24416.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,364	100		1,364	72,718
FCP	440	25		110	5,864
FSP	168	40		67	3,572
TOTALS	1,972			1,541	82,154

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0296	SHED METAL	0	100	0	0	1.00	UT	0.00
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00
3	0296	SHED METAL	0	100	8	8	1.00	UT	0.00
4	0262	PRCH, FOP	0	100	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	210.00	210.00	1.00

REVIEW DATE 02/25/2025 BY KS

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
0100	01	1,541	118.9980	133.28	205,384	1973	1973		0	0	25	35.00	40.00
1 SINGLE FAM 100% - 0 Heated Area: 1364 HX Base Yr													
569 SW CANNON CREEK DR, LAKE CITY													

				BLD DATE		LGL DATE	
				XF DATE		LAND DATE	
				INC DATE		AG DATE	
				04/03/2025		MLU	

TOTAL OB/XF													
1,000													

Total Acres: 1.01 Total Land Value: 35,000 Market: 0 Agricultural: 0

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		82,154	
TOTAL MARKET OB/XF VALUE		1,000	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		118,154	
SOH/AGL Deduction		57,764	
ASSESSED VALUE		60,390	
TOTAL EXEMPTION VALUE		HX HB VX 13 60,390	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		118,154	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		118,154	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
1488/707	4/13/2023	LE U	I	I	14	100	
GRANTOR: DAVIS COLA WENDELL							
GRANTEE: DAVIS COLA WENDELL							
1474/59	8/23/2022	LE U	I	I	14	100	
GRANTOR: DAVIS COLA WENDELL							
GRANTEE: DAVIS COLA WENDELL							

BUILDING NOTES							

BUILDING DIMENSIONS							
FSP= N8 W21 S8 E21\$ BAS= W61S23 E22 N1 E39 FCP= E20 N22 W20 S22\$ N22\$.							

OTHER ADJUSTMENTS AND NOTES													

Common: 35,000 PRINTED 11/18/2025 BY SYS