COMM SW COR OF SW1/4 OF NE1/4,
RUN N 884.02 FT, E 30.02 FT
FOR POB, CONT E 210 FT, S 210

CREWS PHYLLIS D
611 SW CANNON CREEK DR
LAKE CITY, FL 32024-0311

2026

24-4S-16-03103-009

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
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		1 100
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

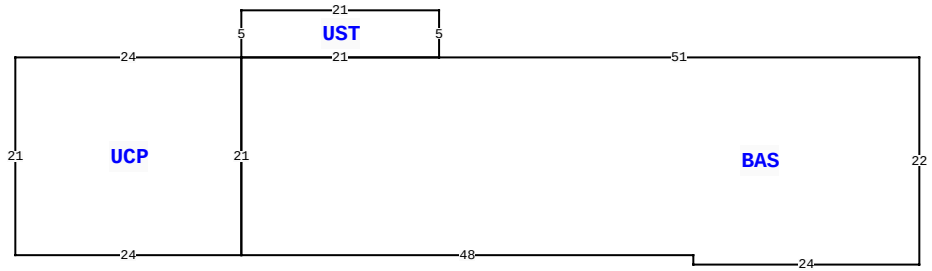
NEIGHBORHOOD/LOC 24416.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,536	100		1,536	126,787
UCP	504	20		101	8,337
UST	105	45		47	3,880
TOTALS	2,145			1,684	139,003

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,684	113.3860	126.99	213,851	1973	1973	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1536 HX Base Yr



611 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	139,003
TOTAL MARKET OB/XF VALUE	4,140
TOTAL LAND VALUE - MARKET	26,250
TOTAL MARKET VALUE	169,393
SOH/AGL Deduction	2,754
ASSESSED VALUE	166,639
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	166,639
TOTAL JUST VALUE	169,393
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	169,393

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1340/2549	6/30/2017	PB	U	I	18	0

GRANTOR: WAYNE C HOLLINGSWORTH

GRANTEE: PHYLLIS D CREWS

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W51 UST= N5 W21 S5 E21$W21 UCP= W24 S21 E24 N21$ S21 E48 S1 E24 N22$.

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	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	0296	SHED METAL	0	0	12	24	288.00	UT	5.00	5.00	100	1993	1993	3	100	1,440	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 4,140

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	0		A-1	210.00	210.00	1.00	LT		1.00	1.00	0.75	35,000.00	26,250.00	26,250							

REVIEW DATE 02/25/2025 BY KS Total Acres: 1.01 Total Land Value: 26,250 Market: 0 Agricultural: 0 Common: 26,250 PRINTED 11/18/2025 BY SYS