

MASON ERIN NICOLE/MASON SHANNON
279 SW CANNON CREEK RD
LAKE CITY, FL 32024

24-4S-16-03104-014

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall19COMMON BRK 80

Exterior Wall05AVERAGE 20

Roof Structur08IRREGULAR 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo08SHT VINYL 50

Interior Floo14CARPET 50

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2 100

Frame Stories1.1. 100

Architectual05CONV 100

Units0 100

Condition Adj0303 100

Kitchen Adjus0101 100

Quality0505

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA06

NEIGHBORHOOD/LOC24416.0101.00/

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,7921001,792167,341

FCP22025555,136

FOP16830504,669

FSP264401069,899

FST885548,483

TOTALS2,5322,051191,527

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10280POOL R/CON01003216512.00UT70.0070.001001985198534014,336

20190FPLC PF0100001.00UT1,200.001,200.001001978197831001,200

30120CLFENCE 40100001.00UT0.000.00100199319933100300

40169FENCE/WOOD010000144.00UT7.507.505019931993350540

50166CONC,PAVMT0100001.00UT0.000.00100199319933100500

60021BARN,FR AE0100001.00UT0.000.0010000031001,000

70262PRCH,FOP0100816128.00UT10.0010.001002009200931001,280

80296SHED METAL0100001.00UT0.000.0010000031003,500

90296SHED METAL010030121.00UT0.000.001000003100500

LAND DESCRIPTIONTOTAL OB/XF23,156

L NUSE CODECLS LAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSMUNIT TYPED TDPTH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

10100CSFR100RSF-1214.00204.001.00LT1.001.001.0035,000.0035,000.0035,000

MARKET ADJUSTMENTS

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

0100012,051113.0580126.62259,698197820000026.2573.75

1 SINGLE FAM100% - 2024Heated Area: 1792HX Base Yr 2024

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1

2

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE191,527

TOTAL MARKET OB/XF VALUE23,156

TOTAL LAND VALUE - MARKET35,000

TOTAL MARKET VALUE249,683

SOH/AGL Deduction0

ASSESSED VALUE249,683

TOTAL EXEMPTION VALUEHX HB 13249,683

BASE TAXABLE VALUE0

TOTAL JUST VALUE249,683

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE252,410

LAND:1:1: 1.00 AC.

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / V I / RSNCDSALE PRICE

1492/5856/06/2023WDQI01303,000

GRANTOR: GALVIN SEAN P

GRANTEE: MASON ERIN NICOLE

1327/248112/22/2016WDQI01139,900

GRANTOR: ROBERT A MORRIS & PAT

GRANTEE: SEAN P GALVIN & COL

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 N24 W21 FSP= W11S24E11 N24\$ S24 FST= W11 S8 E11 N8\$
S8 FCP= W11 S20 E11 N20\$ S20 FOP= S8 E21 N8 W21\$E46 N 28\$.

REVIEW DATE02/20/2025BYKS

Total Acres: 1.00Total Land Value: 35,000Market: 0Agricultural: 0Common: 35,000PRINTED 11/17/2025 BY SYS