LOT 3 CANNON CREEK ACRES S/D.
ALSO COMM AT THE SW COR OF LOT 3
ALONG LOT LINE 117.76 FT TO POB,

CAMPMAN CATHRINE E
157 SW CHRIS TER
LAKE CITY, FL 32024

2026

24-4S-16-03104-016

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

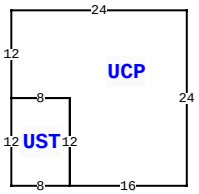
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	24416.010	1.00/

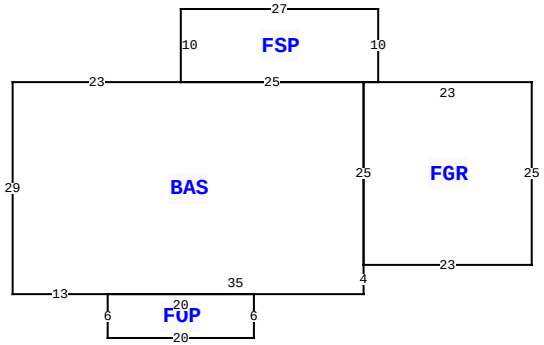
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,392	100		1,392	137,923
FGR	575	55		316	31,310
FOP	120	30		36	3,567
FSP	270	40		108	10,701
UCP	480	20		96	9,512
UST	96	45		43	4,261
TOTALS	2,933			1,991	197,273

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,991	117.9520	132.11	263,031	2000	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2018 Heated Area: 1392 HX Base Yr 2018





157 SW CHRIS TER, 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		197,273
TOTAL MARKET OB/XF VALUE		5,536
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		237,809
SOH/AGL Deduction		83,865
ASSESSED VALUE		153,944
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		103,222
TOTAL JUST VALUE		237,809
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		240,440

LAND:1:1: 0.98 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044722	Roof Replacement	16,200	06/21/2022
16354	SFR	220	12/02/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1401/0642	12/13/2019	QC	U	I	11	100
GRANTOR: DOUGLAS J CORDERO						
GRANTEE: CATHERINE E CAMPMAN						
1325/1251	10/21/2016	WD	U	I	11	100
GRANTOR: ROBERT ALBERT JR & PA						
GRANTEE: PATRICIA MORRIS (A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 S29 E13 FOP= S6 E20 N6 W20$ E35 N4 FGR= E23 N25 W23 S25$ N25 FSP= E2 N10 W27 S10 E25$ W25$ PTR= N30 UCP= N24 W24 S12 UST= S12 E8 N12 W8$ E8 S12 E16 $S30$.

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	0166	CONC,PAVMT	0	100	0	0	1,517.00	UT	1.50	1.50	100	2000	2000	3	100	2,276	
2	0120	CLFENCE 4	0	100	0	0	264.00	UT	2.50	2.50	100	2000	2000	3	100	660	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	600	
4	0080	DECKING	0	100	0	0	1.00	UT	800.00	800.00	100	2025	2024		100	800	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2025	2024		100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 5,536

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		RSF/MH	132.00	282.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 02/20/2025 BY KS Total Acres: 0.85 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2025 BY SYS