LOT 4 CANNON CREEK ACRES S/D.
860-555, DC 1335-1415,

GARRETT MARION/
187 SW CHRIS TERR
LAKE CITY, FL 32024

2026

24-4S-16-03104-017

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

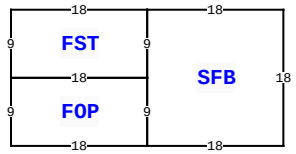
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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/

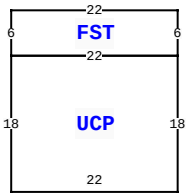
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,288	100		1,288	107,650
FEP	240	80		192	16,047
FOP	28	30		8	669
FOP	162	30		49	4,095
FST	132	55		73	6,102
FST	162	55		89	7,439
SFB	324	80		259	21,647
UCP	396	20		79	6,603
TOTALS	2,732			2,037	170,251

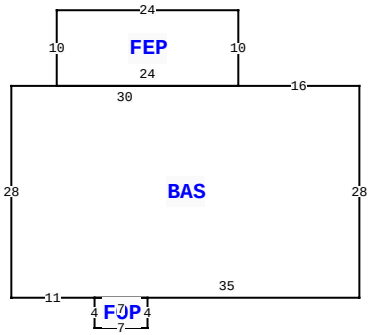
MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,037	108.5430	121.57	247,638	2000	2000	0	0	0	31.25	68.75

1 SINGLE FAM 100% - 2001 Heated Area: 1612 HX Base Yr 2001







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

187 SW CHRIS TER, LAKE CITY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		170,251
TOTAL MARKET OB/XF VALUE		1,016
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		206,267
SOH/AGL Deduction		88,028
ASSESSED VALUE		118,239
TOTAL EXEMPTION VALUE	HX HB WX SX	105,722
BASE TAXABLE VALUE		12,517
TOTAL JUST VALUE		206,267
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		209,363

LAND:1:1: 1.00 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14458	GARAGE	55	08/28/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0860/0555	6/05/1998	WD	Q	V		7,500

GRANTOR: JOE BULLARD ETAL

GRANTEE: WARREN & MARION GAR

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 FEP= N10 W24 S10 E24$ W30 S28 E11 FOP= S4 E7 N4 W7$ E35 N28$ PTR= N30 SFB= N18 W18 FST= W18 S9 E18 N9$ S9 FOP= W18 S9 E18 N9$ S9 E18$ S30$ PTR= N30 E50 UCP= N18 FST= N6 W22 S6 E22$ W22 S18 E22$ S30 W50$.

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	0294	SHED WOOD/	0	100	8	12	96.00	UT	3.50	3.50	100	2000	2000	3	100	336	
2	0251	LEAN TO W/	0	100	8	8	64.00	UT	2.00	2.00	100	2000	2000	3	100	128	
3	0166	CONC,PAVMT	0	100	0	0	101.00	UT	1.50	1.50	100	2000	2000	3	100	152	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	300	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 1,016

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-	1175.00	207.00	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: 0.83 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 09/30/2025 BY SYS