LOT 9 CANNON CREEK ACRES S/D.
ORB 462-361, 660-623,

DEVITA VINCENT
365 SW CHRIS TERR
LAKE CITY, FL 32024

2026

24-4S-16-03104-022

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

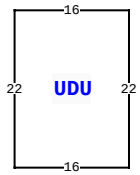
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	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	24416.010	1.00/

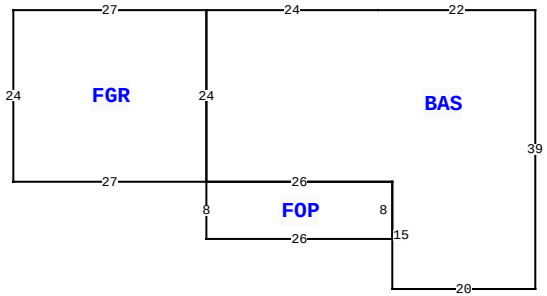
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	111,310
FGR	648	55		356	28,224
FOP	208	30		62	4,915
UDU	352	55		194	15,380
TOTALS	2,612			2,016	159,830

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,016	108.9000	121.97	245,892	1988	1988	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2007 Heated Area: 1404 HX Base Yr 2007





365 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		159,830
TOTAL MARKET OB/XF VALUE		10,830
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		205,660
SOH/AGL Deduction		81,232
ASSESSED VALUE		124,428
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		73,706
TOTAL JUST VALUE		205,660
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		205,660

LAND:1:1: 1.00 AC

SALE:1:1: LOT 9, CANNON CREEK ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40138	ELECTRICAL	0	07/13/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1075/1150	2/08/2006	WD	Q	I		159,900
GRANTOR: ROBERT D ROYER						
GRANTEE: VINCENT DEVITA						
1063/0750	9/27/2005	WD	Q	I		89,700
GRANTOR: BARKSDALE						
GRANTEE: ROBERT D ROYER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W24 S24 E26 S15 E20 N39 W22 $
FGR=[ORIG=-24,0] W27 S24 E27 N24 $
UDU=[ORIG=0,-30] N22 W16 S22 E16 $
FOP=[ORIG=-24,24] S8 E26 N8 W26 $.

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	1,350.00	UT	3.00	3.00	100	0	0	3	100	4,050	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
3	0031	BARN,MT AE	0	100	24	30	720.00	UT	9.00	9.00	100	2021	2020		100	6,480	

LAND DESCRIPTION

TOTAL OB/XF 10,830

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-	1227.00	192.00	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: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2025 BY SYS