LOT 13 CANNON CREEK ACRES S/D.
ORB 462-361, 689-535, 825-151,
873-48, WD 1111-1434, CT 1244-

MORGAN FLUN R
463 SW CHRIS TER
LAKE CITY, FL 32024-0302

2026

24-4S-16-03104-026

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

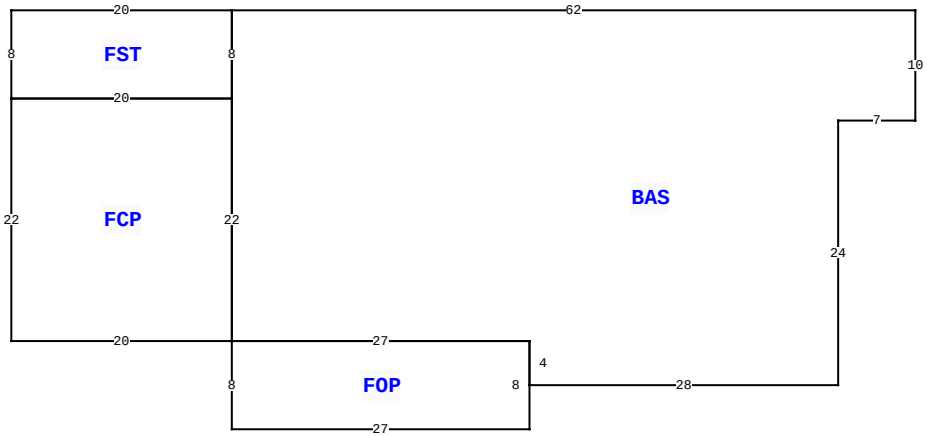
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	1,832	100		1,832	148,123
FCP	440	25		110	8,894
FOP	216	30		65	5,255
FST	160	55		88	7,115
TOTALS	2,648			2,095	169,388

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,095	111.0650	124.39	260,597	1989	1995	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2017 Heated Area: 1832 HX Base Yr 2017



463 SW CHRIS TER, LAKE CITY

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

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	0060	CARPORT F	0	100	0	0	1.00	UT	1,500.00	1,500.00	60	1993	1993	3	60	900	
2	0080	DECKING	0	100	10	20	200.00	UT	5.00	5.00	75	1993	1993	3	75	750	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	300	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		169,388
TOTAL MARKET OB/XF VALUE		1,950
TOTAL LAND VALUE - MARKET		26,250
TOTAL MARKET VALUE		197,588
SOH/AGL Deduction		74,696
ASSESSED VALUE		122,892
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		72,170
TOTAL JUST VALUE		197,588
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		197,588

PRCL:0:15: JAIL, HIS WIFE LIVES HERE TOO. GM

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1314/0985	4/29/2016	WD	Q	I	01	120,000
GRANTOR: KEVIN & LAUREN LIPSCO						
GRANTEE: FLUN R MORGAN						
1264/0246	10/28/2013	WD	U	I	18	95,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: KEVIN & LAUREN LIPS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W62 FST= W20 S8 E20 N8$S8 FCP= W20 S22 E20 N22$ S22 FOP= S8 E27 N8 W27$ E27 S4 E28 N24 E7 N10$.

LAND DESCRIPTION

TOTAL OB/XF 1,950

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-	1160.00	273.00	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: 1.00 Total Land Value: 26,250 Market: 0 Agricultural: 0 Common: 26,250 PRINTED 11/17/2025 BY SYS