LOT 15 CANNON CREEK ACRES S/D.
ORB 462-361, 906-2114, 955-2614, WD 1336-106,

KEEL D'NEISHA
525 SW CHRIS TERR
LAKE CITY, FL 32024

2026

24-4S-16-03104-028

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

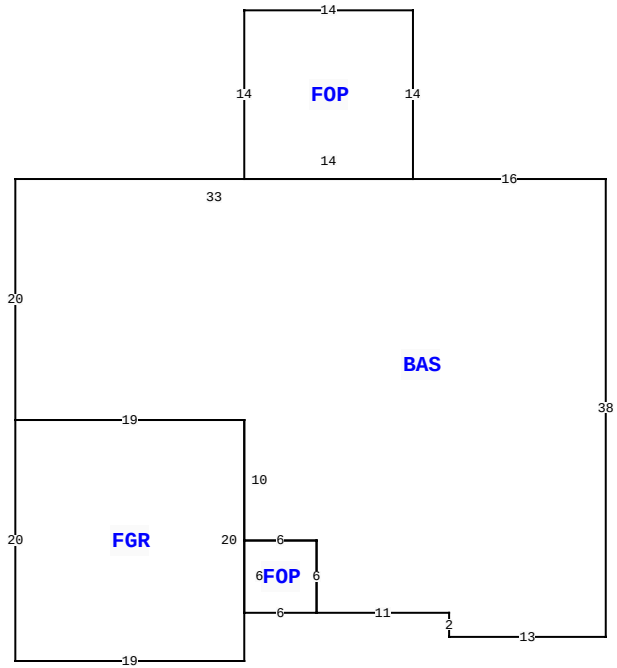
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,450	100		1,450	156,554
FGR	380	55		209	22,566
FOP	36	30		11	1,188
FOP	196	30		59	6,370
TOTALS	2,062			1,729	186,677

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,729	120.5000	134.96	233,346	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2018 Heated Area: 1450 HX Base Yr 2018



525 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		186,677
TOTAL MARKET OB/XF VALUE		2,550
TOTAL LAND VALUE - MARKET		26,250
TOTAL MARKET VALUE		215,477
SOH/AGL Deduction		77,121
ASSESSED VALUE		138,356
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		87,634
TOTAL JUST VALUE		215,477
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		217,810

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21720	SFR	448	04/12/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1336/0106	4/27/2017	WD	Q	I	01	130,000
GRANTOR: MIKE W ROBERTS						
GRANTEE: D'NEISHA KEEL						
0955/2614	6/19/2002	WD	Q	V		7,500
GRANTOR: BULLARD DEVELOPMENT C						
GRANTEE: MIKE ROBERTS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 FOP= N14 W14 S14 E14$ W33 S20 FGR= S20 E19 N20 W19$ E19 S10 FOP= S6 E6 N6 W6$ E6 S6 E11 S2 E13 N38$.

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	1,275.00	UT	2.00	2.00	100	2005	2005	3	100	2,550	

LAND DESCRIPTION

TOTAL OB/XF 2,550

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-1	160.00	272.00	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