LOT 16 CANNON CREEK ACRES S/D.
ORB 462-361, 842-1635,

LEWIS JOY L
553 SW CHRIS TERR
LAKE CITY, FL 32024

2026

24-4S-16-03104-029

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

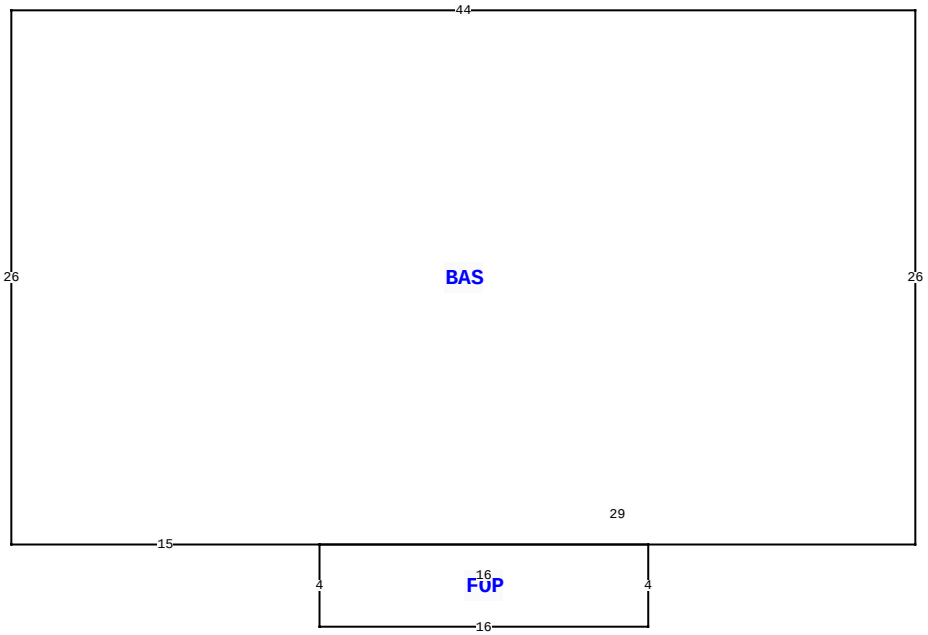
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,144	100		1,144	107,250
FOP	64	30		19	1,781
TOTALS	1,208			1,163	109,031

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,163	119.7480	134.12	155,982	1997	1997	0	0	0	30.10	69.90

1 SINGLE FAM 100% - 1998 Heated Area: 1144 HX Base Yr 1998



553 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		109,031
TOTAL MARKET OB/XF VALUE		1,200
TOTAL LAND VALUE - MARKET		26,250
TOTAL MARKET VALUE		136,481
SOH/AGL Deduction		52,108
ASSESSED VALUE		84,373
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		33,651
TOTAL JUST VALUE		136,481
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		138,150

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12858	SFR	190	08/06/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0842/1635	7/21/1997	WD	Q	V		7,500

GRANTOR: JOE BULLARD ETAL

GRANTEE: J LEWIS

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S26 E15 FOP= S4 E16N4 W16$ E29 N26$.

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	0	0	1.00	UT	1,200.00	1,200.00	100	2025	2024		100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,200

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	274.00	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: 1.01 Total Land Value: 26,250 Market: 0 Agricultural: 0 Common: 26,250 PRINTED 10/02/2025 BY SYS