

LOT 17 CANNON CREEK ACRES S/D.
462-361, 831-1630, QC 1076-171,

DICKS AMANDA ANN
585 SW CHRIS TER
LAKE CITY, FL 32024

2026

24-4S-16-03104-030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 80
Interior Floor	14	CARPET 20
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
Architectural	05	CONV 100
Units	0	100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0100	SINGLE FAMILY

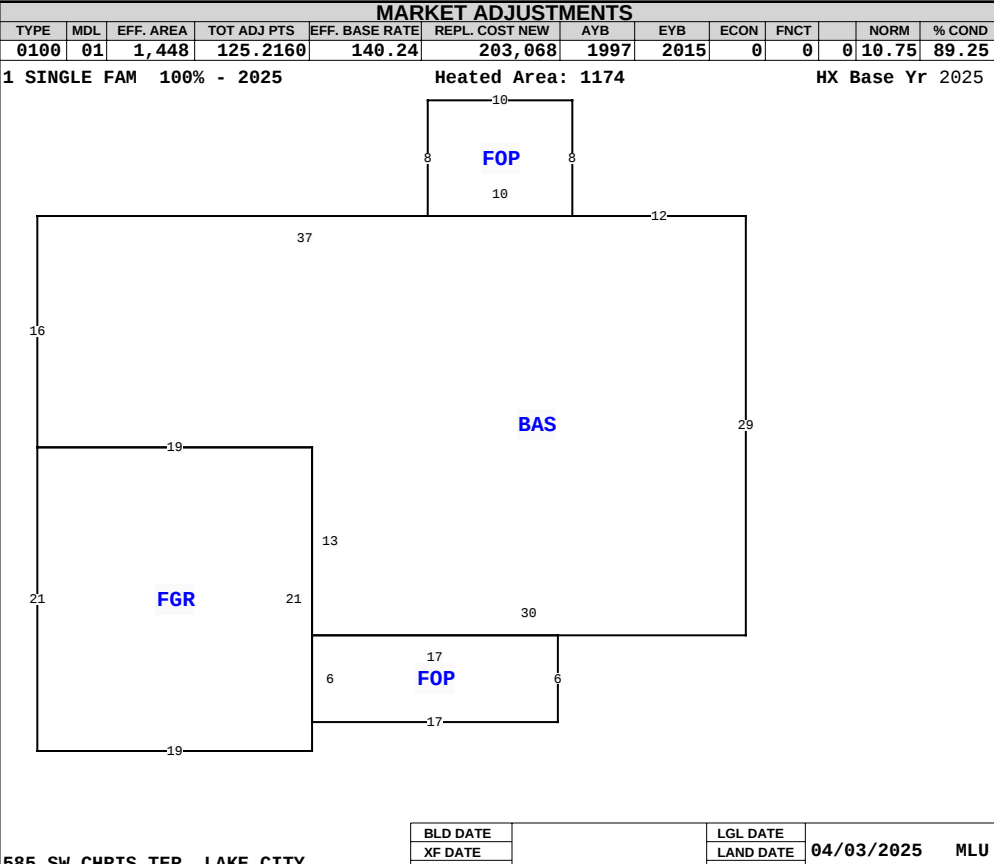
MAP NUM		MKT AREA	06
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NEIGHBORHOOD/LOC	24416.010	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,174	100		1,174	146,943
FGR	399	55		219	27,411
FOP	80	30		24	3,004
FOP	102	30		31	3,880

TOTALS	1,755			1,448	181,238
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0	100	0	0		804.00	UT 1.50
2	0258	PATIO	0	100	16	20		320.00	UT 2.25
3	0130	CLFENCE 5	0	100	0	0		1.00	UT 0.00
4	0030	BARN, MT	0	100	0	0		1.00	UT 0.00



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		181,238	
TOTAL MARKET OB/XF VALUE		13,926	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		230,164	
SOH/AGL Deduction		25,467	
ASSESSED VALUE		204,697	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		153,975	
TOTAL JUST VALUE		230,164	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		232,337	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045095	Roof Replacement	10,000	08/03/2022
11977	SFR	195	12/19/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1513/1001	4/25/2024	WD	Q	I	01	283,000
GRANTOR: HEDGESPEETH DEREK R						
GRANTEE: DICKS AMANDA ANN						
1483/2293	1/31/2023	WD	Q	I	01	254,900
GRANTOR: SW CHRIS TERRACE LAND						
GRANTEE: HEDGESPEETH DEREK R						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W12 FOP= N8 W10 S8 E10\$W37 S16 FGR= S21 E19 N21 W19\$E19 S13 FOP= S6 E17 N6 W17\$ E30 N29\$.									

LAND DESCRIPTION										TOTAL OB/XF 13,926									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
1	0100	C	SFR	100		RSF-	1160.00	275.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000		