LOT 36 CANNON CREEK ACRES S/D
ORB-462-361, 768-1017,
942-174,

FLIPPIN THOMAS V/FLIPPIN DEE
191 SW BETH DR
LAKE CITY, FL 32024

2026

24-4S-16-03104-037

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

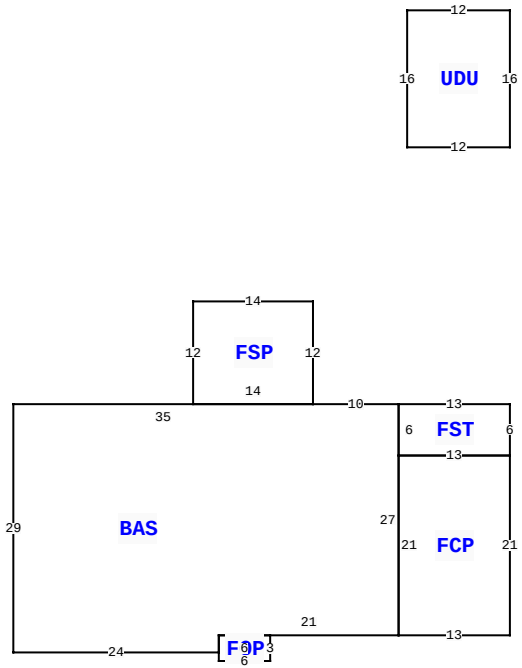
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame		N/A 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	1,263	100		1,263	100,583
FCP	273	25		68	5,415
FOP	18	30		5	398
FSP	168	40		67	5,336
FST	78	55		43	3,424
UDU	192	55		106	8,442
TOTALS	1,992			1,552	123,598

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,552	109.3950	122.52	190,151	1987	1987	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2002 Heated Area: 1263 HX Base Yr 2002



191 SW BETH DR, 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		123,598
TOTAL MARKET OB/XF VALUE		9,807
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		168,405
SOH/AGL Deduction		69,369
ASSESSED VALUE		99,036
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		48,314
TOTAL JUST VALUE		168,405
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		168,405

SALE:1:1: LOT 36 CANNON CREEK ACRES

LAND:1:1: 1.00 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0942/0174	12/14/2001	WD	Q	I		77,000
GRANTOR: ALFRED & LOIS JONES						
GRANTEE: THOMAS & DEE FLIPPI						
0768/1017	12/10/1992	WD	Q	I		54,500
GRANTOR: RAY BALLARD						
GRANTEE: ALFRED L JONES						

BUILDING NOTES

BUILDING DIMENSIONS

FST= W13 BAS= W10 FSP= N12 W14 S12 E14$ W35 S29 E24 FOP= S1 E6 N3 W6 S2 $ N2 E21 N 27$ S6 FCP= S21 E13 N21 W13$ E13 N 6$ PTR=N30 UDU= N16 W12 S16 E12$ S30$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1987	1987	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,955	
3	0252	LEAN-TO W/	0	100	11	16	176.00	UT	2.00	2.00	100	1993	1993	3	100	352	
4	0120	CLFENCE 4	0	100	0	0	400.00	UT	4.50	4.50	100	1993	1993	3	100	1,800	
5	0030	BARN,MT	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	4,500	

LAND DESCRIPTION

TOTAL OB/XF 9,807

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-	1211.00	207.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 02/25/2025 BY JB Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS