LOT 39 CANNON CREEK ACRES S/D.
462-361, 796-2014, 999-592, WD 1

NEWMAN SHAYNE/STAMPER SABRIE
400 SW CHRIS TERRACE
LAKE CITY, FL 32024

2026

24-4S-16-03104-040

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

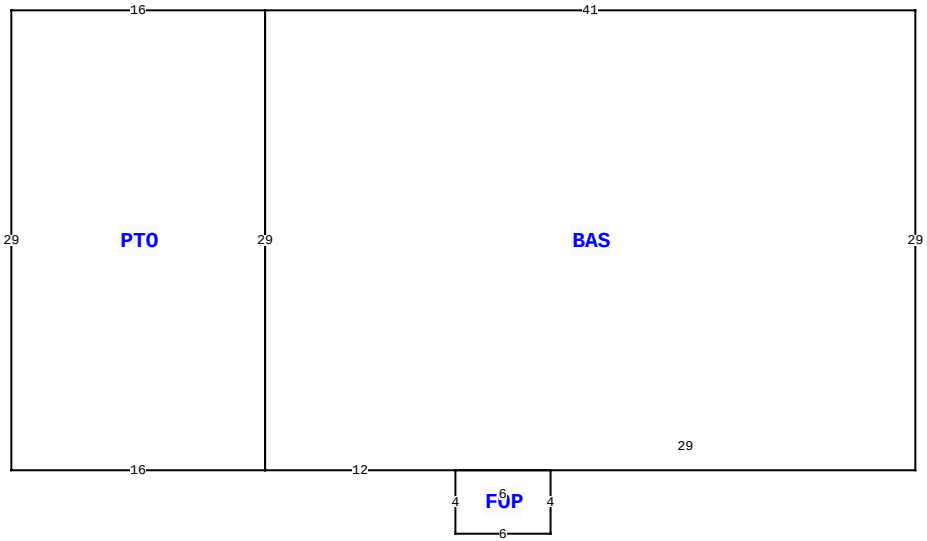
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,189	100		1,189	117,041
FOP	24	30		7	689
PTO	464	5		23	2,264
TOTALS	1,677			1,219	119,994

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,219	117.5040	131.60	160,420	2004	2004	0	0	0	25.20	74.80

1 SINGLE FAM 100% - 2022 Heated Area: 1189 HX Base Yr 2022



400 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		119,994
TOTAL MARKET OB/XF VALUE		5,222
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		160,216
SOH/AGL Deduction		23,197
ASSESSED VALUE		137,019
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		86,297
TOTAL JUST VALUE		160,216
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		162,141

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21304	SFR	300	12/03/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1446/2077	9/01/2021	WD	U	I	37	169,900
GRANTOR:						
GRANTEE:						
1204/2020	10/28/2010	WD	U	I	12	80,500
GRANTOR: BANK OF AMERICA N A						
GRANTEE: LINDSAY M LEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W41 PTO= W16 S29 E16 N29$ S29 E12 FOP= S4 E6 N4 W6$ E29 N29$.

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	1,061.00	UT	2.00	2.00	100	2009	2009	3	100	2,122	
2	0169	FENCE/WOOD	0	100	0	0	200.00	UT	15.50	15.50	100	2014	2014	3	100	3,100	

LAND DESCRIPTION

TOTAL OB/XF 5,222

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-	1121.00	308.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 02/25/2025 BY KS Total Acres: 0.86 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS