

LOT 42 CANNON CREEK ACRES S/D.
462-361, 643-303, 659-100, 726-4

DAVIS WILLIAM ALLEN
436 SW CHRIS TER
LAKE CITY, FL 32024

2026

24-4S-16-03104-043



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 40
Interior Floo	14	CARPET 30
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		06

NEIGHBORHOOD/LOC	24416.010	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	134,791
FEP	192	80		154	14,785
FGR	648	55		356	34,178
FOP	96	30		29	2,784
FOP	168	30		50	4,800

TOTALS	2,508			1,993	191,338
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0210	GARAGE U	0 100	16	24	384.00	UT	8.00	8.00	100	1993
2	0294	SHED WOOD/	0 100	8	12	96.00	UT	7.50	7.50	100	1993
3	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	1993
4	0070	CARPORT UF	0 100	14	28	392.00	UT	3.00	3.00	100	2009
5	0120	CLFENCE 4	0 100	0	0	1.00	UT	0.00	0.00	100	2014
6	0081	DECKING WI	0 100	0	0	1.00	UT	0.00	0.00	100	2019

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		RSF	1147.00	335.00	1.00	LT	

REVIEW DATE	02/25/2025	BY	KS
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,993	131.8779	147.70	294,366	1988	1988	0	0	0 35.00	65.00
1 SINGLE FAM 100% - 2022 Heated Area: 1404 HX Base Yr 2022											
436 SW CHRIS TER, LAKE CITY											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
04/03/2025 MLU											

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		191,338	
TOTAL MARKET OB/XF VALUE		10,968	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		237,306	
SOH/AGL Deduction		93,420	
ASSESSED VALUE		143,886	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		93,164	
TOTAL JUST VALUE		237,306	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		237,306	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049464	Remodel	15,900	03/20/2024
30715	REMODEL	50	01/14/2013

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1441/1325	6/30/2021	WD	Q	I	01	229,000	
GRANTOR: FROST KEITH F							
GRANTEE: DAVIS WILLIAM ALLEN							
1187/2557	12/21/2009	WD	Q	I	01	126,000	
GRANTOR: WILLIAM C GENTRY							
GRANTEE: KEITH F & JEAN M FR							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[ORIG=0,0] W26 W16 W10 S27 E52 N27 \$											
FGR=[ORIG=-52,0] W24 S27 E24 N27 \$											
FEP=[ORIG=-26,0] N12 W16 S12 E16 \$											
FOP=[ORIG=-52,27] S6 E28 N6 W28 \$											
FOP=[ORIG=-42,0] N12 W8 S12 E8 \$											

TOTAL OB/XF											
10,968											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		RSF	1147.00	335.00	1.00	LT	

Market:	0	Agricultural:	0	Common:	35,000
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