S1/2 OF NE1/4 OF SE1/4 OF NW1/4

ORB 761-1851

CREWS CHARLES E
933 SW CANNON CREEK RD
LAKE CITY, FL 32024

2026

24-4S-16-03109-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

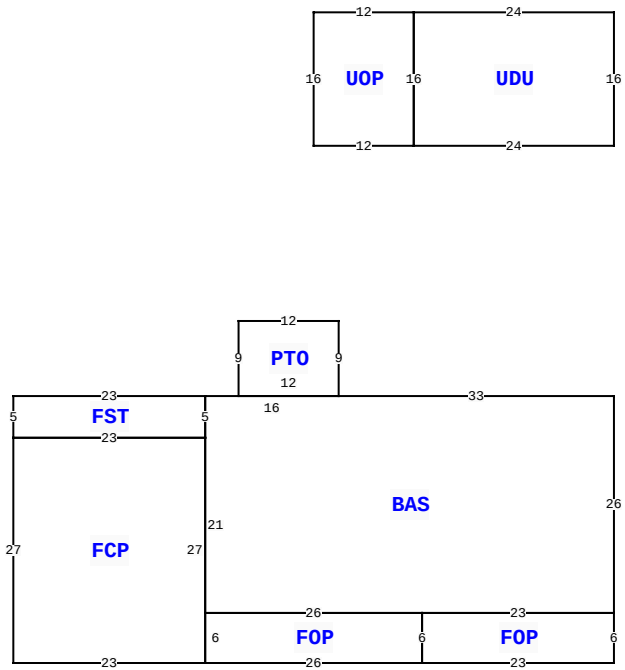
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	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	24416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,274	100		1,274	98,892
FCP	621	25		155	12,032
FOP	138	30		41	3,182
FOP	156	30		47	3,648
FST	115	55		63	4,890
PTO	108	5		5	388
UDU	384	55		211	16,379
UOP	192	20		38	2,950
TOTALS	2,988			1,834	142,360

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,834	106.6240	119.42	219,016	1972	1972	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1274 HX Base Yr



933 SW CANNON CREEK DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		142,360
TOTAL MARKET OB/XF VALUE		4,800
TOTAL LAND VALUE - MARKET		14,375
TOTAL MARKET VALUE		161,535
SOH/AGL Deduction		84,150
ASSESSED VALUE		77,385
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		26,663
TOTAL JUST VALUE		161,535
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		161,535

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W33 PTO= N9 W12 S9 E12$W16 FST= W23 S5 E23 N5$ S5 FCP= W23 S27 E23 N27$ S21 FOP= S6 E26 N6 W26$ E26 FOP= S6 E23 N6 W23$ E23 N26 $ PTR=N30 UDU= N16 W24 UOP= W12 S16 E12 N16$ S16 E24$ 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	0	0	3	100	1,200	
2	0040	BARN,POLE	0	100	24	60	1,440.00	UT	2.50	2.50	100	1993	1993	3	100	3,600	

LAND DESCRIPTION

TOTAL OB/XF 4,800

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		A-1	0.00	0.00	1.25	AC		1.00	1.00	1.00	11,500.00	11,500.00	14,375							

REVIEW DATE 02/25/2025 BY KS Total Acres: 1.25 Total Land Value: 14,375 Market: 0 Agricultural: 0 Common: 14,375 PRINTED 11/17/2025 BY SYS