

E 130 FT OF SW1/4 OF SE1/4 OF NW
WD 1069-615, WD 1414-113,

BALSTER GERALD/BLASTER TAMARA
1001 SW CANNON CREEK DR
LAKE CITY, FL 32024

2026

24-4S-16-03111-000



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	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
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		06
NEIGHBORHOOD/LOC	24416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,488	100		1,488	129,993
TOTALS	1,488			1,488	129,992

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0296	SHED METAL	0 100	10	13	130.00	UT	5.00	5.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,488	113.4540	127.07	189,080	1958	2000	0	0	0 31.25	68.75	
1 SINGLE FAM 100% - 2021 Heated Area: 1488 HX Base Yr 2021												
24 BAS 62												
1001 SW CANNON CREEK DR, LAKE CITY												

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

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		129,992	
TOTAL MARKET OB/XF VALUE		488	
TOTAL LAND VALUE - MARKET		13,000	
TOTAL MARKET VALUE		143,480	
SOH/AGL Deduction		26,462	
ASSESSED VALUE		117,018	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		66,296	
TOTAL JUST VALUE		143,480	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		145,844	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1414/0113	6/17/2020	WD	Q	I	01	138,000
GRANTOR: LEONARD SR & SHIRLEY						
GRANTEE: GERALD & TAMARA BAL						
1069/0615	12/20/2005	WD	Q	I		85,000
GRANTOR: DONALD AND MAMIE HARR						
GRANTEE: LEONARD AND SHIRLEY						

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W62 S24 E62 N24\$.									

TOTAL OB/XF									
488									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	1.00