COMM AT NE COR OF LOT 1 OF CANNO
RUN S 5.07 FT TO S'LY R/W OF SW
FOR POB, CONT E ALONG R/W 171.09

JORDAN TONY E JR/JORDAN KYRA B
1064 SW CANNON CREEK DR
LAKE CITY, FL 32025

2026

24-4S-16-03114-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

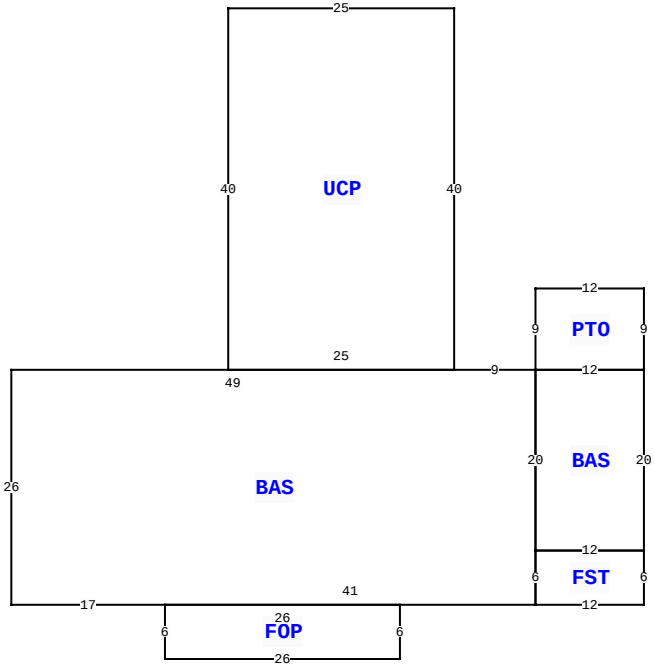
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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		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	240	100		240	19,321
BAS	1,508	100		1,508	121,398
FOP	156	30		47	3,784
FST	72	55		40	3,220
PTO	108	5		5	402
UCP	1,000	20		200	16,101
TOTALS	3,084			2,040	164,225

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,040	110.5800	123.85	252,654	1967	1967	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2025 Heated Area: 1748 HX Base Yr 2025



1064 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		164,225
TOTAL MARKET OB/XF VALUE		6,075
TOTAL LAND VALUE - MARKET		14,500
TOTAL MARKET VALUE		184,800
SOH/AGL Deduction		0
ASSESSED VALUE		184,800
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		134,078
TOTAL JUST VALUE		184,800
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		184,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1512/509	4/11/2024	WD	U	I	11	100
GRANTOR: JORDAN TONY E SR						
GRANTEE: JORDAN TONY E JR						
1479/493	11/07/2022	LE	U	I	14	100
GRANTOR: JORDAN TONY EUGEN SR						
GRANTEE: JORDAN TONY EUGEN S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 UCP= N40 W25 S40 E25$ W49 S26 E17 FOP= S6 E26 N6 W26$ E41 FST= E12 N6 W12 S6$ N6 BAS= E12 N20 W12 S20$ N20 PTO= E12 N9 W12 S9 $.

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	0040	BARN,POLE	0	100	40	41	1,640.00	UT	2.50	2.50	75	1993	1993	3	75	3,075	
2	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 6,075

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	1.00	AC		1.00	1.00	1.00	14,500.00	14,500.00	14,500							

REVIEW DATE 02/25/2025 BY KS Total Acres: 1.00 Total Land Value: 14,500 Market: 0 Agricultural: 0 Common: 14,500 PRINTED 11/17/2025 BY SYS