

LOT 5 CANNON CREEK PLACE S/D.
WD 1056-2031, QC 1128-1813, WD 1

NELSON VIRGINIA POOLE
161 SW LIGHTER GLN
LAKE CITY, FL 32024

2026

24-4S-16-03114-105



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	19	COMMON BRK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	15	HARDTILE 10
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
Architectural	05	CONV 100
Units		0 100

Quality	06	06
DOR CODE	0100 SINGLE FAMILY	

MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	24416.040	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100		1,860	197,636
FGR	506	55		278	29,539
FOP	62	30		19	2,019
FOP	167	30		50	5,313
TOTALS	2,595			2,207	234,506

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0	100	0	1,427.00	UT	3.00	3.00
2	0169	FENCE/WOOD	0	100	0	175.00	UT	10.50	10.50

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		RSF-2	0.00	0.00	1.00

1 SINGLE FAM 100% - 2016

Heated Area: 1860

HX Base Yr 2016

Site map showing property boundaries and areas labeled BAS, FOP, and FGR with dimensions.

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/03/2025 MLU

TOTAL OB/XF									
6,119									

COLUMBIA COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					234,506				
TOTAL MARKET OB/XF VALUE					6,119				
TOTAL LAND VALUE - MARKET					35,000				
TOTAL MARKET VALUE					275,625				
SOH/AGL Deduction					95,722				
ASSESSED VALUE					179,903				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					129,181				
TOTAL JUST VALUE					275,625				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					278,485				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046909	Roof Replacement	15,200	04/06/2023
24635	SFR	612	06/15/2006
23942	SFR	611	12/07/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1544/50	5/27/2025	WD	U	I	11	100	
GRANTOR: NELSON STEPHEN							
GRANTEE: NELSON VIRGINIA P00							
1301/0320	9/15/2015	WD	Q	I	01	177,500	
GRANTOR: TIFFANY R WILSON							
GRANTEE: VIRGINIA & STEPHEN							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W14 S3 W9 FOP= W21 S9 E18 N6 R3 U3 \$ D3 L3 S6 W32 S30 E6 S1 E9 FOP= S5 E10 N5 W2 N2 W6 S2 W2\$ E2 N2 E6 S2 E11 FGR= S15 E22 N23 W22 S8\$ N8 E24 N35\$.									