LOT 6 CANNON CREEK PLACE S/D.
WD 1059-1648, QCD 1096-1089,

DAVIS JOHN W III/JOHN WILLIAM DAVIS
160 SW LIGHTER GLEN
LAKE CITY, FL 32024

2026

24-4S-16-03114-106

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

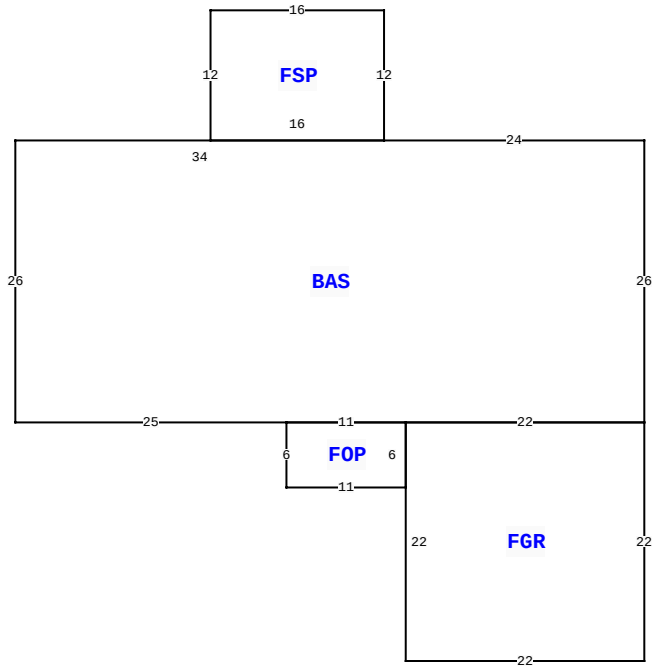
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	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	1,508	100		1,508	161,755
FGR	484	55		266	28,532
FOP	66	30		20	2,145
FSP	192	40		77	8,259
TOTALS	2,250			1,871	200,692

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,871	118.7466	133.00	248,843	2007	2007	0	0	0	19.35	80.65

1 SINGLE FAM 100% - 2008 Heated Area: 1508 HX Base Yr 2008



160 SW LIGHTER GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		200,692
TOTAL MARKET OB/XF VALUE		6,275
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		241,967
SOH/AGL Deduction		82,866
ASSESSED VALUE		159,101
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		108,379
TOTAL JUST VALUE		241,967
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		244,629

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25205	SFR	502	11/06/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1305/0752	11/19/2015	QC	U	I	11	176,000
GRANTOR: ELLEN E DAVIS						
GRANTEE: JOHN WILLIAM DAVIS						
1134/0748	10/18/2007	WD	Q	I		176,000
GRANTOR: LSJ PROPERTIES INC						
GRANTEE: JOHN W III & ELLEN						

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	0166	CONC,PAVMT	0	100	0	0	970.00	UT	3.00	3.00	100	2007	2007	3	100	2,910	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,800	
3	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
4	0169	FENCE/WOOD	0	100	0	0	130.00	UT	10.50	10.50	100	2014	2014	3	100	1,365	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 FSP= N12 W16 S12 E16$ W34 S26 E25 FOP= S6 E11 N6 W11$ E11 FGR= S22 E22 N22 W22$ E22 N26$.

LAND DESCRIPTION

TOTAL OB/XF 6,275

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 02/25/2025 BY KS Total Acres: 0.52 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 09/30/2025 BY SYS