

LOTS 18 & 19 CANNON CREEK PLACE
WD 1054-2294,WD 1060-198, WD 108

OSMOND JAMES C/OSMOND INGE K
179 SW ARROWBEND DR
LAKE CITY, FL 32024

2026

24-4S-16-03114-118

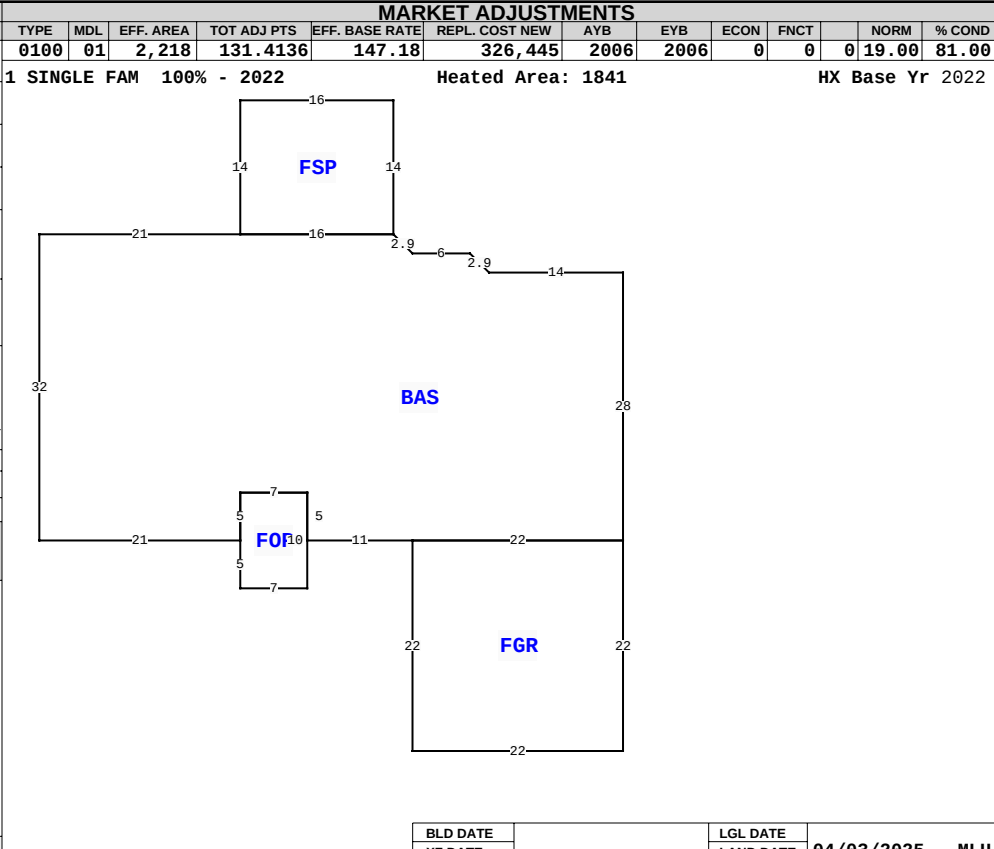


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units	0	100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100
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	1,841	100		1,841	219,476
FGR	484	55		266	31,712
FOP	70	30		21	2,504
FSP	224	40		90	10,729
TOTALS	2,619			2,218	264,420

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	1,295.00	UT	2.50	2.50
2	0030	BARN, MT	0	100	0	1.00	UT	8,500.00	8,500.00

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		RSF-2	0.00	0.00	1.00
2	0000	C	VAC RES	100		RSF-2	0.00	0.00	1.00



TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0	100	0	1,295.00	UT	2.50	2.50
2	0030	BARN, MT	0	100	0	1.00	UT	8,500.00	8,500.00

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0	100	0	1,295.00	UT	2.50	2.50
2	0030	BARN, MT	0	100	0	1.00	UT	8,500.00	8,500.00

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		264,420	
TOTAL MARKET OB/XF VALUE		11,738	
TOTAL LAND VALUE - MARKET		70,000	
TOTAL MARKET VALUE		346,158	
SOH/AGL Deduction		94,654	
ASSESSED VALUE		251,504	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		200,782	
TOTAL JUST VALUE		346,158	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		349,423	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23731	SFR	624	10/19/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1427/1484	12/31/2020	WD	U	V	37
GRANTOR: TRENT GIEBEIG CONSTRU					
GRANTEE: OSMOND JAMES C					
1426/510	12/11/2020	WD	Q	V	01
GRANTOR: POOLE GREGORY A II &					
GRANTEE: TRENT GIEBEIG CONST					

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS= W21 S32 E21 FOP= S5 E7 N10 W7 S5\$ N5 E7 S5 E11 FGR= S22 E22 N22 W22\$ E22 N28 W14 U2 L2 W6 U2 L2 FSP= N14 W16 S14 E16\$ W16\$.									