LOT 22 CANNON CREEK PLACE S/D.
WD 1059-1648, QCD 1096-1090. WD

ULSH JONATHAN C
225 SW ARROWBEND DR
LAKE CITY, FL 32024

2026

24-4S-16-03114-122

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

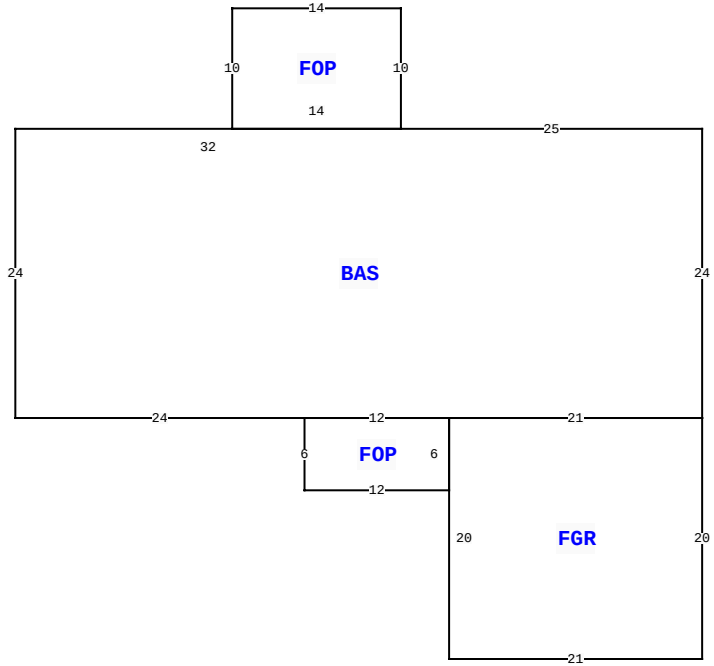
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,368	100		1,368	154,647
FGR	420	55		231	26,114
FOP	72	30		22	2,487
FOP	140	30		42	4,748
TOTALS	2,000			1,663	187,996

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,663	122.8689	137.61	228,845	2008	2008	0	0	0	17.85	82.15

1 SINGLE FAM 100% - 2009 Heated Area: 1368 HX Base Yr 2009



114 SW HAVER HILL 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		187,996
TOTAL MARKET OB/XF VALUE		8,267
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		231,263
SOH/AGL Deduction		78,860
ASSESSED VALUE		152,403
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		101,681
TOTAL JUST VALUE		231,263
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		233,666

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26466	SFR	460	11/30/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1147/1564	4/04/2008	WD	U	I		170,000
GRANTOR: LSJ PROPERTIES INC						
GRANTEE: JONATHAN C ULSH						
1096/1090	9/15/2006	QC	Q	V	01	100
GRANTOR: MATTHEW S & LORI G SI						
GRANTEE: LSJ PROPERTIES, INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 FOP= N10 W14 S10 E14$ W32 S24 E24 FOP= S6 E12 N6 W12$ E12 FGR= S20 E21 N20 W21$ E21 N24$.

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	1,338.00	UT	3.00	3.00	100	2008	2008	3	100	4,014	
2	0169	FENCE/WOOD	0	100	0	0	315.00	UT	13.50	13.50	100	2009	2009	3	100	4,253	

LAND DESCRIPTION

TOTAL OB/XF 8,267

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: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 09/19/2025 BY SYS