

LANG SHEILA L
838 SW CANNON CREEK DR
LAKE CITY, FL 32024

24-4S-16-03115-003

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

05

AVERAGE 90

31

VINYL SID 10

03

GABLE/HIP 100

14

PREFIN MT 100

05

DRYWALL 100

14

CARPET 90

08

SHT VINYL 10

03

CENTRAL 100

04

AIR DUCTED 100

3 100

2 100

1.

1. 100

01

CONV 100

03

03 100

01

01 100

05

05

0102

SFRES/MOBILE HOME

MKT AREA

06

24416.00

1.00/

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,300

100

1,300

36,504

UCP

648

20

130

3,650

UEP

384

70

269

7,554

USP

200

35

70

1,966

TOTALS

2,532

1,769

49,674

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0800

02

1,769

117.0000

70.20

124,184

1986

1986

0

0

0 60.00

40.00

MOBILE HME

0%

- 2021

Heated Area: 1300

HX Base Yr 2021

27

24

2

25

32

12

36

16

20

10

20

10

UCP

UEP

BAS

USP

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/10/2025

MLU

EXTRA FEATURES

838 SW CANNON CREEK DR, LAKE CITY

L N

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

0021

BARN,FR AE

0 100

0

0

1.00

UT

0.00

0.00

100

0

0

3

100

4,935

2

0294

SHED WOOD/

0 100

0

0

1.00

UT

0.00

0.00

100

0

0

3

100

100

3

9945

Well/Sept

0 100

0

0

1.00

UT

7,000.00

7,000.00

100

3

100

7,000

4

0294

SHED WOOD/

0 100

0

0

1.00

UT

0.00

0.00

100

0

0

3

100

200

5

0296

SHED METAL

0 100

0

0

1.00

UT

0.00

0.00

100

2009

2009

3

100

50

6

9947

Septic

0 100

0

0

2.00

UT

3,000.00

3,000.00

100

3

100

6,000

7

0294

SHED WOOD/

0 100

0

0

1.00

UT

0.00

0.00

100

2009

2009

3

100

100

8

9947

Septic

0 100

0

0

1.00

UT

3,000.00

3,000.00

100

3

100

3,000

9

0252

LEAN-TO W/

0 100

0

0

1.00

UT

0.00

0.00

100

2009

2009

3

100

100

10

0252

LEAN-TO W/

0 100

0

0

1.00

UT

0.00

0.00

100

2018

2018

3

100

300

LAND DESCRIPTION

TOTAL OB/XF

21,785

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

1.59

AC

1.00

1.00

1.00

10,000.00

10,000.00

15,900

2

0200

C

MBL HM

100

00

0.00

0.00

4.71

AC

1.00

1.00

1.00

10,000.00

10,000.00

47,100

REVIEW DATE

02/25/2025

BY

KS

Total Acres:

6.30

Total Land Value:

63,000

Market:

0

Agricultural:

0

Common:

63,000

PRINTED 10/02/2025 BY SYS

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

STANDARD

Tax Group: 2

Tax Dist:

BUILDING MARKET VALUE

447,620

TOTAL MARKET OB/XF VALUE

27,685

TOTAL LAND VALUE - MARKET

63,000

TOTAL MARKET VALUE

538,305

SOH/AGL Deduction

126,993

ASSESSED VALUE

411,312

TOTAL EXEMPTION VALUE

HX HB WX

55,722

BASE TAXABLE VALUE

355,

BEG 1470.02 FT E OF NW COR OF SW
CONT E 420 FT, S 857.71 FT, W 42
FT TO POB, EX' 0.87 AC FOR RD R/W

LANG SHEILA L
838 SW CANNON CREEK DR
LAKE CITY, FL 32024

2026

24-4S-16-03115-003



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

Quality	03	03
DOR CODE	0102SFRES/MOBILE HOME	
MAP NUM		06
NEIGHBORHOOD/LOC	24416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	15,771
FSP	180	40		72	1,229
UCP	240	20		48	819

TOTALS	1,344			1,044	17,819
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
11	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00
12	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00
13	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,044	71.1180	42.67	44,547	1986	1986	0	0	0	60.00	40.00
2 MOBILE HME 0% - 2021												
Heated Area: 924 HX Base Yr 2021												
838 SW CANNON CREEK DR, LAKE CITY												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
04/10/2025 MLU												

COLUMBIA COUNTY PROPERTY

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TOTAL MARKET OB/XF VALUE		27,685
TOTAL LAND VALUE - MARKET		63,000
TOTAL MARKET VALUE		538,305
SOH/AGL Deduction		126,993
ASSESSED VALUE		411,312
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		355,590
TOTAL JUST VALUE		538,305
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		541,891

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1547/944	8/14/2025	LE	U	I	14	100

GRANTOR: LAND SHEILA L

GRANTEE: LAND SHEDILA L (ENH

1113/0049	2/28/2007	WD	Q	I		210,000
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GRANTOR: LEONARD KENNETH KEEN

GRANTEE: HARRY & SHEILA LANG

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W5 UCP= N10 W24 S10 E24\$ W24 FSP= N10 W18 S10 E18\$ W37 S14 E66 N14\$.

BEG 1470.02 FT E OF NW COR OF SW
CONT E 420 FT, S 857.71 FT, W 42
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BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	VINYL SID 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 90			
Interior Floor	08	SHT VINYL 10			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Stories	1.	1. 100			
Architectual Units	01	CONV 100			
Condition Adj	03	03 100			
Kitchen Adjus	01	01 100			
Quality		05	05		
DOR CODE		0102	SFRES/MOBILE HOME		
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	1,188	100		1,188	71,188
TOTALS	1,188			1,188	71,188

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0201	02	1,188	115.9000	108.95	129,433	2002	2002	0	0	45.00	55.00
4 MANUF 1 0% - 2021				Heated Area: 1188				HX Base Yr 2021			

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[illegible]