COMM AT NE COR OF SE1/4 OF NW
1/4, RUN S 309.32 FT FOR POB,
CONT S 118.48 FT, W 307.91 FT,

ROBARTS CRAIG
660 SW CANNON CREEK DR
LAKE CITY, FL 32024

2026

24-4S-16-03115-015

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	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	01	CONV 100
Units		0 100
Quality	05	05

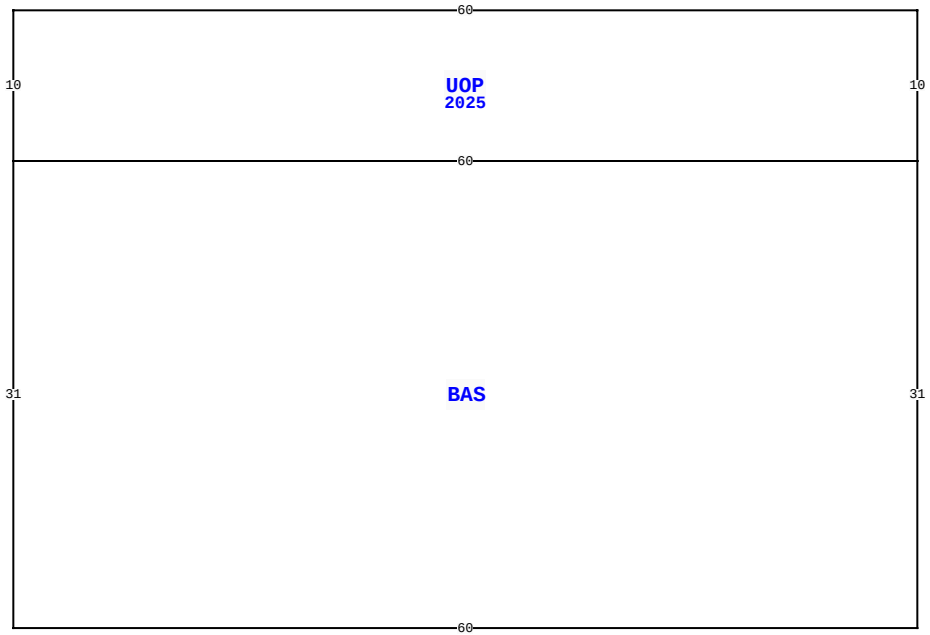
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 24416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100		1,860	129,448
UOP	600	25	2025	150	10,440
TOTALS	2,460			2,010	139,887

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,010	113.9000	107.07	215,211	2011	2010	0	0	0	35.00	65.00

1 MANUF 1 100% - 2018 Heated Area: 1860 HX Base Yr 2018



660 SW CANNON CREEK DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		139,887
TOTAL MARKET OB/XF VALUE		18,600
TOTAL LAND VALUE - MARKET		11,615
TOTAL MARKET VALUE		170,102
SOH/AGL Deduction		65,502
ASSESSED VALUE		104,600
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		53,878
TOTAL JUST VALUE		170,102
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		176,558

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29038	M H	630	11/30/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1341/2001	7/25/2017	QC	U	I	11	100
GRANTOR: PAULA HAGLER						
GRANTEE: CRAIG ROBARTS						
1200/2759	9/02/2010	WD	U	V	16	100
GRANTOR: MARY L BULLARD						
GRANTEE: PAULA HAGLER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W60 S31 E60 N31 $
UOP=[YR=2025;ORIG=-60,-10] E60 S10 W60 N10 $
.

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	0031	BARN,MT AE	0	100	30	40	1.00	UT	0.00	0.00	100	2019	2019	3	100	10,800	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0263	PRCH,USP	0	100	0	0	1.00	UT	800.00	800.00	100	2025	2024		100	800	

LAND DESCRIPTION

TOTAL OB/XF 18,600

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.01	AC		1.00	1.00	1.00	11,500.00	11,500.00	11,615							

REVIEW DATE 03/17/2025 BY KS Total Acres: 1.01 Total Land Value: 11,615 Market: 0 Agricultural: 0 Common: 11,615 PRINTED 11/19/2025 BY SYS