COMM 756.83 FT E OF NW COR OF
SE1/4, RUN S 25.01 FT FOR POB,
RUN E 132 FT, S 351.65 FT, W

LYNCH ETHELIND S
318 SW CANNON CREEK DR
LAKE CITY, FL 32024

2026

24-4S-16-03117-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

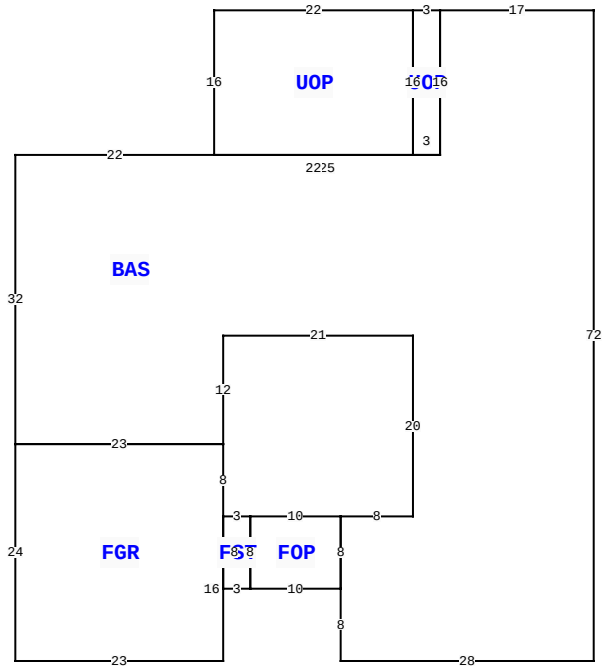
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	10	ABOVE AVG. 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
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	2,676	100		2,676	218,451
FGR	552	55		304	24,816
FOP	80	30		24	1,959
FST	24	55		13	1,061
UOP	48	20		10	816
UOP	352	20		70	5,714
TOTALS	3,732			3,097	252,819

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,097	112.1320	125.59	388,952	1980	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2676 HX Base Yr



318 SW CANNON CREEK DR, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		252,819
TOTAL MARKET OB/XF VALUE		1,292
TOTAL LAND VALUE - MARKET		12,555
TOTAL MARKET VALUE		266,666
SOH/AGL Deduction		115,518
ASSESSED VALUE		151,148
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		95,426
TOTAL JUST VALUE		266,666
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		266,666

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1192/0351	4/06/2010	WD	U	V	11	100

GRANTOR: DELTA OMEGA PROPERTIE

GRANTEE: ETHELIND S LYNCH

BUILDING NOTES

BUILDING DIMENSIONS

FGR= S8 FST= E3 S8 W3 N8 $ S16 W23 N24 E23$ BAS= W23 N32 E22 UOP= N16 E22 UOP= E3 S16 W3 N16$ S16 W22 $ E25 N16 E17 S72 W28 N8 FOP= W10 N8 E10 S8$ N8 E8 N20 W21 S12$.

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	4	63	256.00	UT	2.00	2.00	100	1993	1993	3	100	512	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	
3	0169	FENCE/WOOD	0	100	0	0	150.00	UT	10.50	10.50	40	2009	2009	3	40	630	
4	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 1,292

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		A-1	0.00	0.00	1.07	AC		1.00	1.00	1.00	11,500.00	11,500.00	12,305							
2	0000	C	VAC RES	100			0.00	0.00	1.00	UT		1.00	1.00	1.00	250.00	250.00	250							

REVIEW DATE 02/20/2025 BY KS Total Acres: 1.17 Total Land Value: 12,555 Market: 0 Agricultural: 0 Common: 12,555 PRINTED 11/17/2025 BY SYS