COMM NW COR OF NW1/4 OF SE1/4,
RUN E 374 FT, S 25 FT TO S R/W
OF CO RD FOR POB, RUN E 370

STOKES DWIGHT E/STOKES ANGELA K
384 SW CANNON CREEK DR
LAKE CITY, FL 32024

**2026**

**24-4S-16-03118-000**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

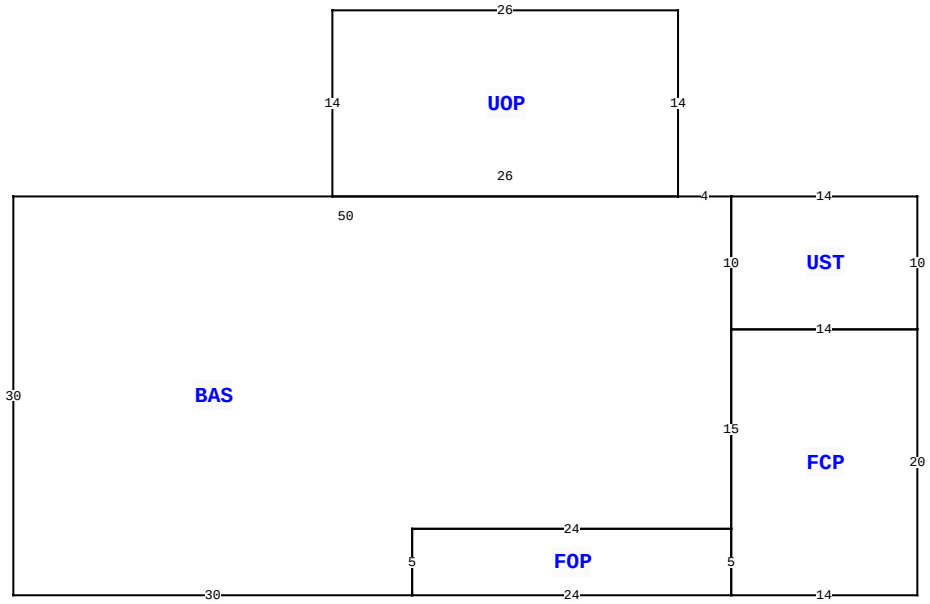
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 12 | HARDWOOD 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| 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 | 1,500 | 100 | | 1,500 | 134,628 |
| FCP | 280 | 25 | | 70 | 6,283 |
| FOP | 120 | 30 | | 36 | 3,231 |
| UOP | 364 | 20 | | 73 | 6,552 |
| UST | 140 | 45 | | 63 | 5,654 |
| TOTALS | 2,404 | | | 1,742 | 156,348 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,742 | 123.2840 | 138.08 | 240,535 | 1962 | 1962 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2018 Heated Area: 1500 HX Base Yr 2018




384 SW CANNON CREEK DR, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/10/2025 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 156,348 |
| TOTAL MARKET OB/XF VALUE | | 5,217 |
| TOTAL LAND VALUE - MARKET | | 30,000 |
| TOTAL MARKET VALUE | | 191,565 |
| SOH/AGL Deduction | | 71,543 |
| ASSESSED VALUE | | 120,022 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 69,300 |
| TOTAL JUST VALUE | | 191,565 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 191,565 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1335/2015 | 4/28/2017 | WD | Q | I | 01 | 127,900 |

GRANTOR: MONA LEE COATES

GRANTEE: DWIGHT E & ANGELA K

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W4 UOP= N14 W26 S14 E26$ W50 S30 E30 FOP= E24 N5 W24S5$N5 E24 FCP= S5 E14 N20 W14S15$ N15 UST= E14 N10 W14 S10$ 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 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 40 | |
| 2 | 0294 | SHED WOOD/ | 0 | 100 | 10 | 12 | 120.00 | UT | 7.50 | 7.50 | 100 | 1993 | 1993 | 3 | 100 | 900 | |
| 3 | 0294 | SHED WOOD/ | 0 | 100 | 14 | 16 | 224.00 | UT | 7.50 | 7.50 | 100 | 1993 | 1993 | 3 | 100 | 1,680 | |
| 4 | 0252 | LEAN-TO W/ | 0 | 100 | 10 | 16 | 160.00 | UT | 2.00 | 2.00 | 100 | 1993 | 1993 | 3 | 100 | 320 | |
| 5 | 0260 | PAVEMENT-A | 0 | 100 | 10 | 345 | 3,450.00 | UT | 1.10 | 1.10 | 60 | 1993 | 1993 | 3 | 60 | 2,277 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,217

| 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 | 3.00 | AC | | 1.00 | 1.00 | 1.00 | 10,000.00 | 10,000.00 | 30,000 | | | | | | | |

REVIEW DATE 02/25/2025 BY KS Total Acres: 3.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 11/05/2025 BY SYS