LOT 1 EASTSIDE VILLAGE UNIT 4.
759-1661, DC 869-591, PB 901-19

CANNON BRIAN P
235 SW AINSLEY GLEN
LAKE CITY, FL 32024

2026

34-3S-17-07018-401

BUILDING CHARACTERISTICS

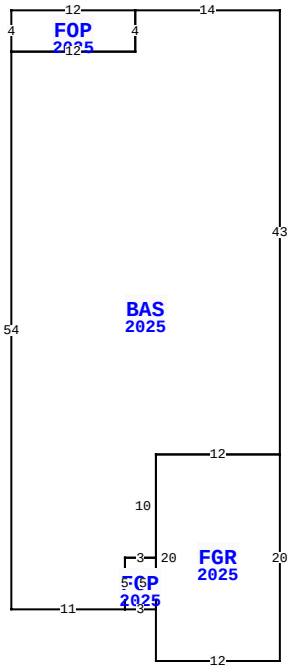
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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	34317.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,265	100	2025	1,265	145,874
FGR	240	55	2025	132	15,221
FOP	15	30	2025	4	461
FOP	48	30	2025	14	1,615
TOTALS	1,568			1,415	163,171

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,415	104.0000	116.48	164,819	2024	2024	0	0	0	1.00	99.00

1 SINGLE FAM 0% - 2025 Heated Area: 1265 HX Base Yr



179 SE TRISTIN LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

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	0	0	0	360.00	UT	3.00	3.00	100	2025	2024		100	1,080	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	163,171
TOTAL MARKET OB/XF VALUE	1,080
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	186,751
SOH/AGL Deduction	0
ASSESSED VALUE	186,751
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	186,751
TOTAL JUST VALUE	186,751
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	188,399

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049841	New Residential C	160,000	05/17/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1199/2691	6/04/2010	WD	Q	V	01	21,000
GRANTOR: JOHN W KEEN						
GRANTEE: BRIAN P CANNON						
1130/2172	8/23/2007	WD	U	V	09	25,000
GRANTOR: TIM SHAHEEN						
GRANTEE: JOHN W KEEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=-10,-20] W14 S4 W12 S54 E11 N5 E3 N10 E12 N43 $
FOP=[YR=2025;ORIG=-36,-20] E12 S4 W12 N4 $
FGR=[YR=2025;ORIG=-22,23] E12 S20 W12 N20 $
FOP=[YR=2025;ORIG=-25,33] E3 S5 W3 N5 $
.

LAND DESCRIPTION

TOTAL OB/XF 1,080

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	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 12/20/2024 BY HC Total Acres: 0.20 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 10/09/2025 BY SYS