

BEG AT SE COR OF SEC, RUN W 1859 FT, EAST 435 FT, CONT E 437.20 F E 950.94 FT, S 29.96 FT TO POB P

CANNON CREEK AIR ESTATES-NORTHERN APPROACHES HOA, P O BOX 3338 LAKE CITY, FL 32056

2026

01-4S-16-02703-000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																			
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																	
																				VALUATION BY Tax Group: 1 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 1,850 TOTAL MARKET VALUE 1,850 SOH/AGL Deduction 0 ASSESSED VALUE 1,850 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 1,850 TOTAL JUST VALUE 1,850 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 1,850																			
DOR CODE		9410 AIR STRIP/RUNWAY																		PERMIT NUM				DESCRIPTION				AMT		ISSUED									
MAP NUM		1416.00 1.00/																																					
NEIGHBORHOOD/LOC																				SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN CD SALE PRICE 1443/886 7/26/2021 TD U V 18 4,500 GRANTOR: MAGNOLIA PARTNERS LLC GRANTEE: CANNON CREEK AIR ES 1121/2095 5/31/2007 WD Q V 01 100 GRANTOR: M & D DOUGLAS PROPERT GRANTEE: MAGNOLIA PARTNERS L																			
TOTALS																				BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE																			
EXTRA FEATURES																																							
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																							
																	BUILDING NOTES BUILDING DIMENSIONS																						
LAND DESCRIPTION										TOTAL OB/XF										0																			
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	9410	C	AIRSTRIPS	0		00	0.00	0.00	1.85	AC		1.00	1.00	1.00	1,000.00	1,000.00	1,850																						
REVIEW DATE 08/25/2023 BY JB Total Acres: 1.85 Total Land Value: 1,850 Market: 0 Agricultural: 0 Common: 1,850 PRINTED 06/23/2026 BY SYS																																							