

COMM NW COR OF SE1/4 OF NE1/4, R  
 POB, CONT E 151.20 FT, S 305.52  
 N 302.39 FT TO POB.

CANNON CHELSEA  
 394 SW FINLEY LITTLE LN  
 LAKE CITY, FL 32024

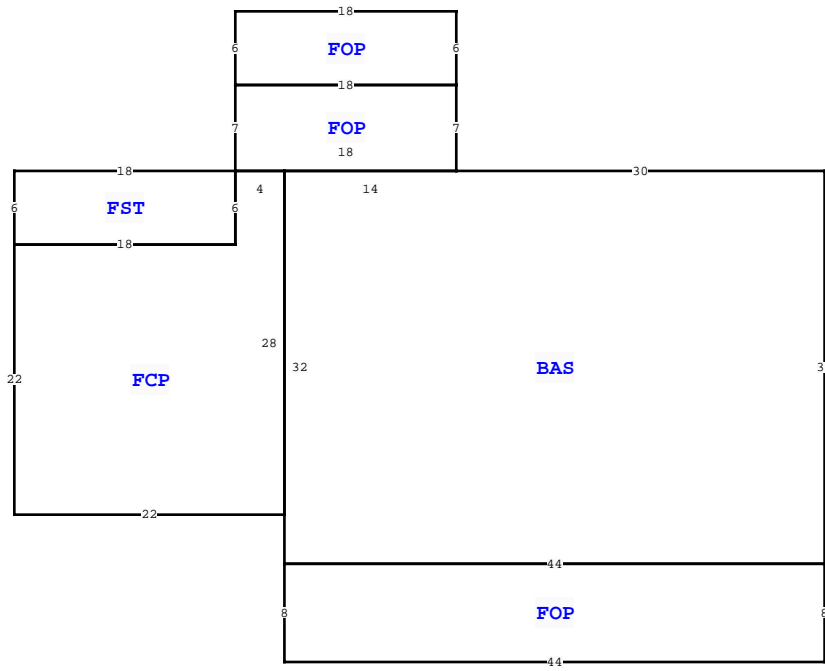
2026

01-5S-16-03393-002



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	80
Interior Floor	15	HARDTILE	20
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
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	01
NEIGHBORHOOD/LOC	1516.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,408	100	
FCP	508	25	
FOP	108	30	
FOP	126	30	
FOP	352	30	
FST	108	55	
TOTALS	2,610		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2023								
Heated Area: 1408						HX Base Yr 2023					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		219,611	
TOTAL MARKET OB/XF VALUE		19,291	
TOTAL LAND VALUE - MARKET		19,550	
TOTAL MARKET VALUE		258,452	
SOH/AGL Deduction		7,306	
ASSESSED VALUE		251,146	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		199,735	
TOTAL JUST VALUE		258,452	
NCON VALUE		800	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		257,542	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18410	SFR	263	06/19/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1466/1134	4/22/2022	WD	Q	I	01	299,000
GRANTOR: WARNER TANNER R						
GRANTEE: CANNON CHELSEA						
1337/2772	5/26/2017	WD	Q	I	01	154,600
GRANTOR: HEATHER DAVIS WARD &						
GRANTEE: TANNER R & PAYTON S						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	2001
2	0166	CONC,PAVMT	0	100	18	396.00	UT	2.25	2.25	100	2009
3	0040	BARN,POLE	0	100	0	1,560.00	UT	10.00	10.00	100	2022
4	0080	DECKING	0	100	0	1.00	UT	800.00	800.00	100	2026

TOTAL OB/XF												19,291			
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE										
			05/14/2026			MLU									

BUILDING NOTES											
BAS=[ORIG=0,0] W30 W14 S32 E44 N32 \$											
FCP=[ORIG=-44,0] W4 S6 W18 S22 E22 N28 \$											
FOP=[ORIG=-44,32] S8 E44 N8 W44 \$											
FOP=[ORIG=-30,0] N7 W18 S7 E18 \$											
FOP=[ORIG=-30,-7] N6 W18 S6 E18 \$											
FST=[ORIG=-48,0] W18 S6 E18 N6 \$											

BUILDING DIMENSIONS											
BAS=[ORIG=0,0] W30 W14 S32 E44 N32 \$											
FCP=[ORIG=-44,0] W4 S6 W18 S22 E22 N28 \$											
FOP=[ORIG=-44,32] S8 E44 N8 W44 \$											
FOP=[ORIG=-30,0] N7 W18 S7 E18 \$											
FOP=[ORIG=-30,-7] N6 W18 S6 E18 \$											
FST=[ORIG=-48,0] W18 S6 E18 N6 \$											

LAND DESCRIPTION												TOTAL OB/XF												19,291			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0.85	AC		1.00	1.00	1.00	23,000.00	23,000.00	19,550										