BEG SE COR OF SW1/4 OF SE1/4, RU
1338.43 FT TO S R/W OF GRADED RD
R/W 338 FT TO E LINE OF NW1/4 OF

CANNON THOMAS D/NASH EDNA D
206 SW CANNON COURT
LAKE CITY, FL 32024

2027

05-6S-17-09611-004

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
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		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	5000	IMPROVED AG

MAP NUM | MKT AREA 02

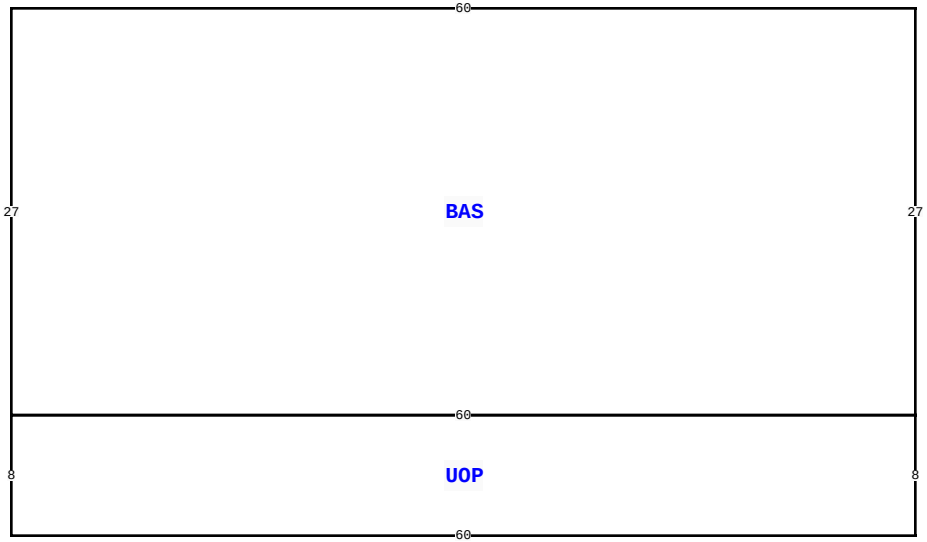
NEIGHBORHOOD/LOC 5617.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	36,502
UOP	480	25		120	2,704
TOTALS	2,100			1,740	39,206

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,740	93.8790	56.33	98,014	1993	1993	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1620 HX Base Yr



206 SW CANNON CT, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 05/06/2026 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	0296	SHED METAL	0	100	16	10	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0294	SHED WOOD/	0	100	12	24	1.00	UT	0.00	0.00	100	0	0	3	100	500	
3	0294	SHED WOOD/	0	100	8	12	1.00	UT	0.00	0.00	100	0	0	3	100	300	
4	0327	STABLES-SM	0	100	40	60	1.00	UT	8,064.00	8,064.00	100	2013	2013	3	100	8,064	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
7	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	
8	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
9	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
10	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		247,558
TOTAL MARKET OB/XF VALUE		20,114
TOTAL LAND VALUE - MARKET		102,300
TOTAL MARKET VALUE		291,716
SOH/AGL Deduction		90,961
ASSESSED VALUE		200,755
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		149,344
TOTAL JUST VALUE		369,972
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		373,769

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22744	SFR	547	01/28/2005
10070	M H	125	08/11/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1542/735	6/06/2025	WD	U	I	11	100

GRANTOR: CANNON THOMAS D

GRANTEE: CANNON THOMAS D

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S27 UOP= S8 E60 N8 W60$ E60 N27$.

LAND DESCRIPTION

TOTAL OB/XF 18,014

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	0102	C	SFR/MH	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	7.30	AC		1.00	1.00	1.00	280.00	280.00	2,044							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	7.30	AC		1.00	1.00	1.00	11,000.00	11,000.00	80,300							
4	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							

REVIEW DATE 09/29/2017 BY DF Total Acres: 9.30 Total Land Value: 24,044 Market: 80,300 Agricultural: 2,044 Common: 22,000 PRINTED 11/17/2026 BY SYS

BEG SE COR OF SW1/4 OF SE1/4, RU
1338.43 FT TO S R/W OF GRADED RD
R/W 338 FT TO E LINE OF NW1/4 OF

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206 SW CANNON COURT
LAKE CITY, FL 32024

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BUILDING CHARACTERISTICS

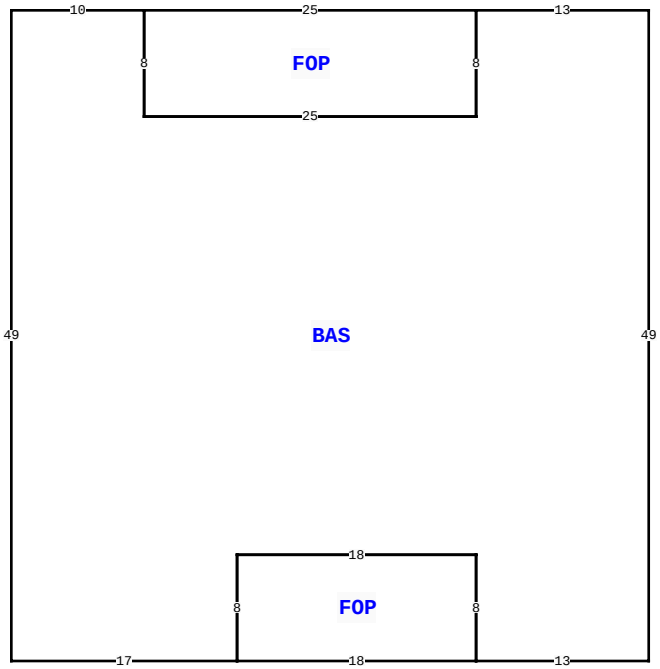
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	5617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,008	100		2,008	198,187
FOP	144	30		43	4,244
FOP	200	30		60	5,922
TOTALS	2,352			2,111	208,352

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,111	110.7740	121.85	257,225	2006	2006	0	0	0	19.00	81.00

4 SINGLE FAM 100% - 0 Heated Area: 2008 HX Base Yr



206 SW CANNON CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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
11	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
12	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
13	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	700	
14	0255	MBL HOME S	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,000	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 3

VALUATION SUMMARY

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TOTAL JUST VALUE		369,972
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		373,769

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1542/735	6/06/2025	WD	U	I	11	100

GRANTOR: CANNON THOMAS D

GRANTEE: CANNON THOMAS D

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FOP= W25 S8 E25 N8$ S8 W25 N8 W10 S49 E17 FOP= E18 N8 W18 S8$ N8 E18 S8 E13 N49$.

LAND DESCRIPTION

TOTAL OB/XF 2,100

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

REVIEW DATE 09/29/2017 BY DF Total Acres: 9.30 Total Land Value: 24,044 Market: 80,300 Agricultural: 2,044 Common: 22,000 PRINTED 11/17/2026 BY SYS