

E 25 FT OF LOT 9 BLK 8 PLAT 2  
 UNIT 4 & LOT 10 BLK 8 PLAT 3  
 UNIT 4 LAKE FOREST S/D.

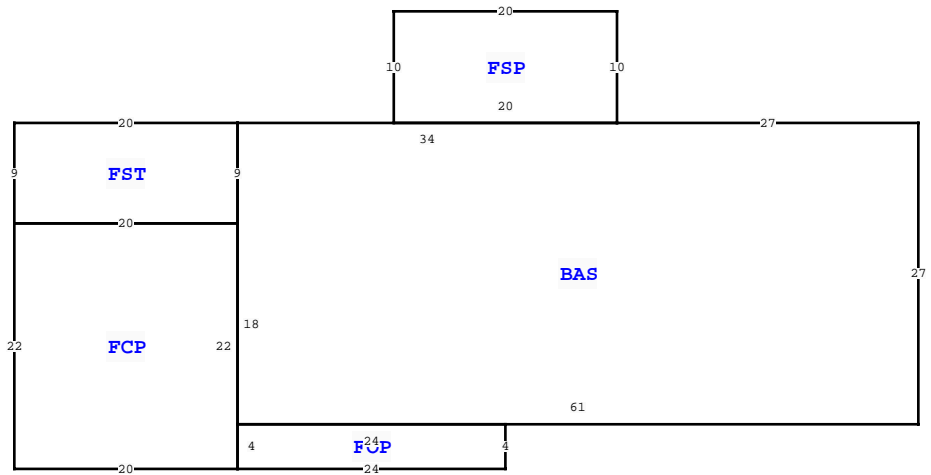
CANNON CLARENCE B/CANNON JULIE M  
 565 SW SAN JUAN PL  
 LAKE CITY, FL 32025

**2026**

06-4S-17-07927-000  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	90
Exterior Wall	31	VINYL SID	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	06	VINYL ASB	10
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	6417.0100	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,647	100	
FCP	440	25	
FOP	96	30	
FSP	200	40	
FST	180	55	
TOTALS	2,563		

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%	- 2005								
Heated Area: 1647						HX Base Yr 2005					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			157,766
TOTAL MARKET OB/XF VALUE			920
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			177,186
SOH/AGL Deduction			65,446
ASSESSED VALUE			111,740
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			60,329
TOTAL JUST VALUE			177,186
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			177,186
SALE:2:1: FOR 25 FT STRIP OFF LOT 9 ONLY.			
SALE:1:1: ALSON SEE ORB 817-2337			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1022/1943	8/02/2004	WD	Q	I		119,900
GRANTOR: CHITTY						
GRANTEE: CANNON						
0817/2339	2/23/1996	WD	Q	I		72,000
GRANTOR: LEONARD & DORIS PAULE						
GRANTEE: H MARTIN SR & ISOLI						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	180
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	40
3	0296	SHED METAL	0	100	12	12	1.00	UT	0.00	0.00	500
4	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	200

TOTAL OB/XF											
920											
565 SW SAN JUAN PL, LAKE CITY											
BLD DATE		LGL DATE		04/21/2023		MLU					
XF DATE		LAND DATE									
INC DATE		AG DATE									

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W27 FSP= N10 W20 S10 E20\$ W34 FST= W20 S9 E20N9\$S9 FCP= W20 S22 E20 N22\$S18 FOP= S4 E24 N4 W24\$ E61N27\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		RSF	2125.00	125.00	1.00	LT	1.00