

COMM SE COR OF SEC, RUN W 561.24
C/L OF A 60-FOOT EASEMENT FOR PO
W 377.51 FT, N 308.23 FT, E 377.

CANNON CORY S/CANNON CODY J
11092 WINTER CREST DR
RIVERVIEW, FL 33569

2026

06-7S-16-04145-001
VALUATION SUMMARY

ELEMENT		CD	BUILDING CHARACTERISTICS		CONSTRUCTION	
Exterior Wall	03		BELOW AVG.	100		
Roof Structur	03		GABLE/HIP	100		
Roof Cover	01		MINIMUM	100		
Interior Wall	05		DRYWALL	100		
Interior Floo	08		SHT VINYL	100		
Air Condition	03		CENTRAL	100		
Heating Type	04		AIR DUCTED	100		
Bedrooms			2	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	02	02				
DOR CODE	0200		MOBILE HOME			
MAP NUM			MKT AREA		02	
NEIGHBORHOOD/LOC	6716.00		1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	
BAS	910	100		910	15,372	
FOP	224	35		78	1,318	
FSP	288	40		115	1,942	
UST	240	45		108	1,824	
TOTALS	1,662			1,211	20,456	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	0%	- 0								

Heated Area: 910 HX Base Yr

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			20,456
TOTAL MARKET OB/XF VALUE			7,300
TOTAL LAND VALUE - MARKET			37,380
TOTAL MARKET VALUE			65,136
SOH/AGL Deduction			6,151
ASSESSED VALUE			58,985
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			58,985
TOTAL JUST VALUE			65,136
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			65,136
SALE:1:1: 10.07 ACRES			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
30570	POOL ENCL	35	10/26/2012
30467	POOL	180	09/14/2012
29710	SFR	927	09/30/2011
8385	M H	125	05/16/1994
8363	M H	125	05/11/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1253/1200	4/16/2013	QC	U	I	11	100
GRANTOR: ANGELA M WHITE						
GRANTEE: CORY S CANNON & ETA						
1244/0768	11/06/2012	QC	U	I	11	100
GRANTOR: THOMAS H CANNON SR &						
GRANTEE: ANGELA MARIA WHITE						

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
1	0285	SALVAGE	0	0	0	1.00	UT	0.00	0.00	100	1994	1994	3	100	200	
2	0252	LEAN-TO W/	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	
3	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION																								
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	0200	C	MBL HM	0		A-1	0.00	0.00	2.67	AC		1.00	1.00	1.00	14,000.00	14,000.00	37,380							

TOTAL OB/XF												7,300											
REVIEW DATE 06/23/2015 BY TW Total Acres: 2.67 Total Land Value: 37,380 Market: 0 Agricultural: 0 Common: 37,380 PRINTED 06/22/2026 BY SYS																							