COMM SE COR LOT 8 CANNON CREEK E
275.49 FT FOR POB, CONT W 385.73
607.32 FT, S'LY 61.69 FT, W 312.

HAYS WILLET MARTIN
186 SW FENNIGAN WAY
LAKE CITY, FL 32025

2027

12-4S-16-02935-108

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 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	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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 06

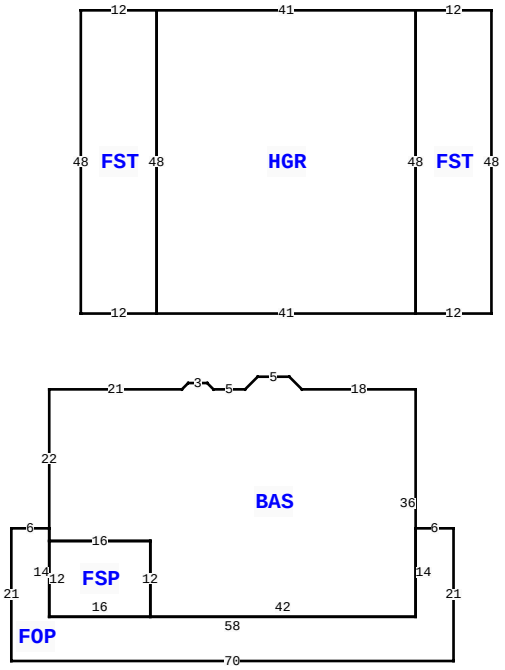
NEIGHBORHOOD/LOC 12416.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,914	100		1,914	166,905
FOP	658	30		197	17,179
FSP	192	40		77	6,715
FST	576	55		317	27,643
FST	576	55		317	27,643
HGR	1,968	45		886	77,262
TOTALS	5,884			3,708	323,347

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,708	104.3100	114.74	425,456	2001	2001	0	0	0	24.00	76.00

1 SINGLE FAM 100% - 2012 Heated Area: 1914 HX Base Yr 2012



186 SW FENNIGAN WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	800	
2	0031	BARN,MT AE	0	100	25	30	750.00	UT	9.00	9.00	100	2012	2012	3	100	6,750	
3	0060	CARPORT F	0	100	30	30	900.00	UT	3.50	3.50	100	2013	2013	3	100	3,150	
4	0166	CONC,PAVMT	0	100	0	0	1,992.00	UT	2.00	2.00	100	2014	2014	3	100	3,984	
5	0060	CARPORT F	0	100	20	35	1.00	UT	0.00	0.00	100	2019	2019	3	100	20,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	323,347
TOTAL MARKET OB/XF VALUE	34,684
TOTAL LAND VALUE - MARKET	122,278
TOTAL MARKET VALUE	480,309
SOH/AGL Deduction	116,745
ASSESSED VALUE	363,564
TOTAL EXEMPTION VALUE	HX HB 13 363,564
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	480,309
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	434,199

SALE:2:1: LOT 8, CANNON CREEK ESTATES UNIT 1

SALE:1:1: 3.18 AC (NOT ON RUNWAY)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31136	GARAGE	159	06/12/2013
29918	STORAGE	100	02/07/2012
15466	SFR	310	05/04/1999
11702	GARAGE	150	09/27/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1580/1555	10/08/2026	LE	U	I	14	100
GRANTOR: HAYES WILLET M (ENH L						
GRANTEE: HAYS WILLET MARTIN						
1579/977	9/22/2026	WD	Q	V	01	45,000
GRANTOR: BROWN DAVID L						
GRANTEE: HAYES WILLET M						

BUILDING NOTES

BUILDING DIMENSIONS

HGR=[ORIG=0,-60] W41 S48 E41 N48 $
BAS=[ORIG=0,0] W18 U2L2 W5 D2L2 W5 U1L1 W3 D1L1 W21 S22 S2 E16 S12 E42 N36 $
FOP=[ORIG=-58,22] W6 S21 E70 N21 W6 S14 W58 N14 $
FST=[ORIG=-41,-60] W12 S48 E12 N48 $
FST=[ORIG=0,-60] S48 E12 N48 W12 $
FSP=[ORIG=-58,24] S12 E16 N12 W16 $
.

LAND DESCRIPTION

TOTAL OB/XF 34,684

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	0100	C	SFR	100		RSF-1	0.00	0.00	3.18	AC		1.00	1.00	0.85	26,000.00	22,100.00	70,278							
2	0000	C	VAC RES	100		RSF-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	26,000.00	26,000.00	52,000							

REVIEW DATE 11/03/2023 BY JB Total Acres: 5.18 Total Land Value: 122,278 Market: 0 Agricultural: 0 Common: 122,278 PRINTED 11/17/2026 BY SYS