LOTS 10, 11 & 12 CANNON CREEK ES
729-255, 736-470, 783-1546, WD 1

MORRIS FAMILY REVOCABLE TRUST DATED JULY 6, 2022
198 SW CONFEDERATE GLN
LAKE CITY, FL 32024

2027

12-4S-16-02935-111

BUILDING CHARACTERISTICS

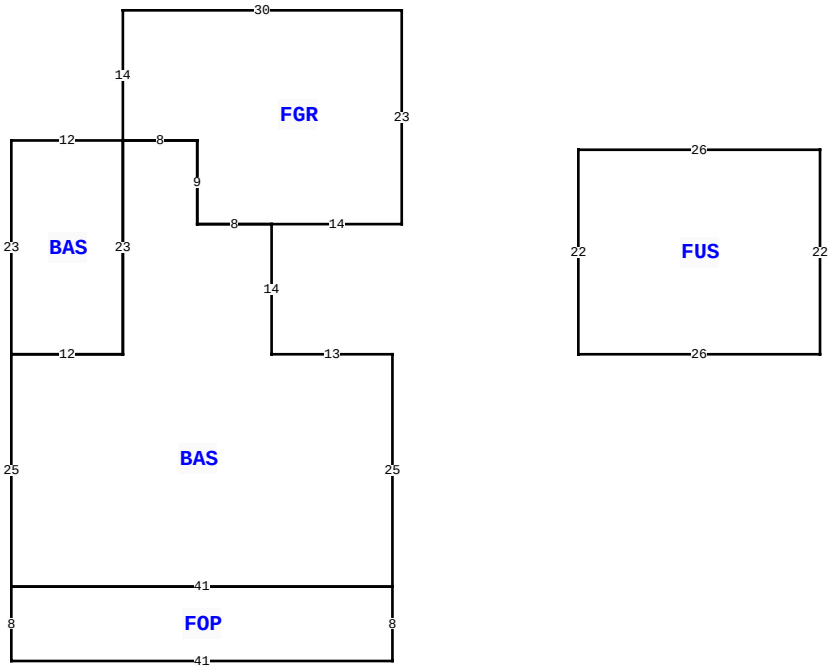
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
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	276	100		276	21,268
BAS	1,321	100		1,321	101,793
FGR	618	55		340	26,200
FOP	328	30		98	7,552
FUS	572	100		572	44,077
TOTALS	3,115			2,607	200,889

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,607	107.7754	118.55	309,060	1987	1987	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2024 Heated Area: 2169 HX Base Yr 2024



198 SW CONFEDERATE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	0	0	3	100	4,000	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0258	PATIO	0	100	12	14	168.00	UT	2.50	2.50	100	1993	1993	3	100	420	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		200,889
TOTAL MARKET OB/XF VALUE		6,420
TOTAL LAND VALUE - MARKET		172,305
TOTAL MARKET VALUE		379,614
SOH/AGL Deduction		110,313
ASSESSED VALUE		269,301
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		217,890
TOTAL JUST VALUE		379,614
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		383,274

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044847	Roof Replacement	17,000	06/30/2022
25585	MAINT/ALTR	175	03/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1486/952	2/22/2023	WD	Q	I	01	465,000
GRANTOR: FURCHES JOHN W						
GRANTEE: MORRIS FAMILY REVOC						
0783/1546	5/21/1992	WD	Q	V	01	16,418
GRANTOR: H MARSHALL DOUGLAS &						
GRANTEE: JOHN W FURCHES & SA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 N14 FGR= E14 N23 W30 S14 E8 S9 E8$ W8 N9 W8 BAS= W12 S23 E12 N23$ S23 W12S25 FOP= S8E41 N8 W41$ E41 N25$ PTR=E20 FUS= E26 N22 W26S22$ W20$.

LAND DESCRIPTION

TOTAL OB/XF 6,420

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	16.41	AC		1.00	1.00	0.75	14,000.00	10,500.00	172,305							

REVIEW DATE 11/03/2023 BY JB Total Acres: 16.41 Total Land Value: 172,305 Market: 0 Agricultural: 0 Common: 172,305 PRINTED 11/17/2026 BY SYS