LOT 15 CANNON CREEK ESTATES EX T
641-368, 688-808, LE 1537-2697,

RING JOHN RICHARD/RING PAMELA K
175 SW FENNIGAN WAY
LAKE CITY, FL 32025

2027

12-4S-16-02935-115

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 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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

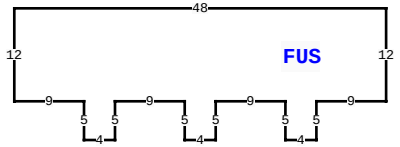
NEIGHBORHOOD/LOC 12416.020 1.00/

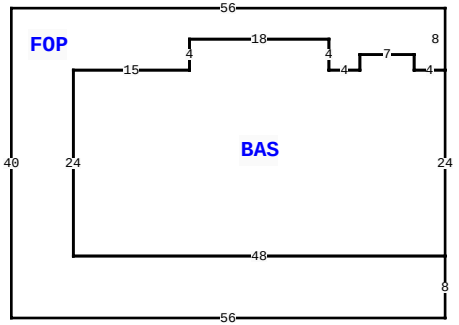
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,238	100		1,238	101,336
FOP	1,002	30		301	24,638
FUS	636	100		636	52,059
TOTALS	2,876			2,175	178,034

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,175	114.4794	125.93	273,898	1992	1992	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1874 HX Base Yr





175 SW FENNIGAN WAY, LAKE CITY

BLD DATE		LGL DATE	05/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	178,034
TOTAL MARKET OB/XF VALUE	34,110
TOTAL LAND VALUE - MARKET	69,420
TOTAL MARKET VALUE	281,564
SOH/AGL Deduction	92,293
ASSESSED VALUE	189,271
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	137,860
TOTAL JUST VALUE	281,564
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	284,801

LAND:1:1: W 1/2 LOT 15

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043378	Storage Building	29,400	12/13/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1537/2697	3/26/2025	LE	U	I	14	100
GRANTOR: RING JOHN RICHARD (EN						
GRANTEE: RING LAUREL MARIE (						
0688/0808	6/12/1989	WD	U	V		19,500
GRANTOR: DOUGLAS						
GRANTEE: RING						

BUILDING NOTES

BUILDING DIMENSIONS

FOP= N8 W56 S40 E56 N8 W48 N24 E15 N4 E18 S4 E4 N2 E7 S2 E4
$BAS= W4 N2 W7 S2 W4 N4 W18 S4 W15 S24 E48 N24$ PTR= N40 FUS=
N12 W48 S12 E9 S5 E4 N5 E9 S5 E4 N5 E9 S5 E4 N5 E9$ S40$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0258	PATIO	0	100	15	20	300.00	UT	2.50	2.50	100	1993	1993	3	100	750	
3	0294	SHED WOOD/	0	100	12	12	144.00	UT	7.50	7.50	100	1993	1993	3	100	1,080	
4	0294	SHED WOOD/	0	100	8	8	64.00	UT	7.50	7.50	100	1993	1993	3	100	480	
5	0060	CARPORT F	0	100	24	24	576.00	UT	25.00	25.00	100	2023	2022		100	14,400	
6	0166	CONC,PAVMT	0	100	0	0	1,920.00	UT	5.00	5.00	100	2023	2022		100	9,600	
7	0060	CARPORT F	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2024	2023		100	1,500	
8	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		85	5,100	

LAND DESCRIPTION

TOTAL OB/XF 34,110

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	2.67	AC		1.00	1.00	1.00	26,000.00	26,000.00	69,420							

REVIEW DATE 11/03/2023 BY KS Total Acres: 2.67 Total Land Value: 69,420 Market: 0 Agricultural: 0 Common: 69,420 PRINTED 11/17/2026 BY SYS