BEG SE COR OF LOT 2 CANNON CREEK
RUN W 331 FT, N 266.84 FT, E 331
TO POB.

BOWES JOHN M/ECKERT KATHARINA C
130 SW WACO CT
LAKE CITY, FL 32025

2027

12-4S-16-02935-122

BUILDING CHARACTERISTICS

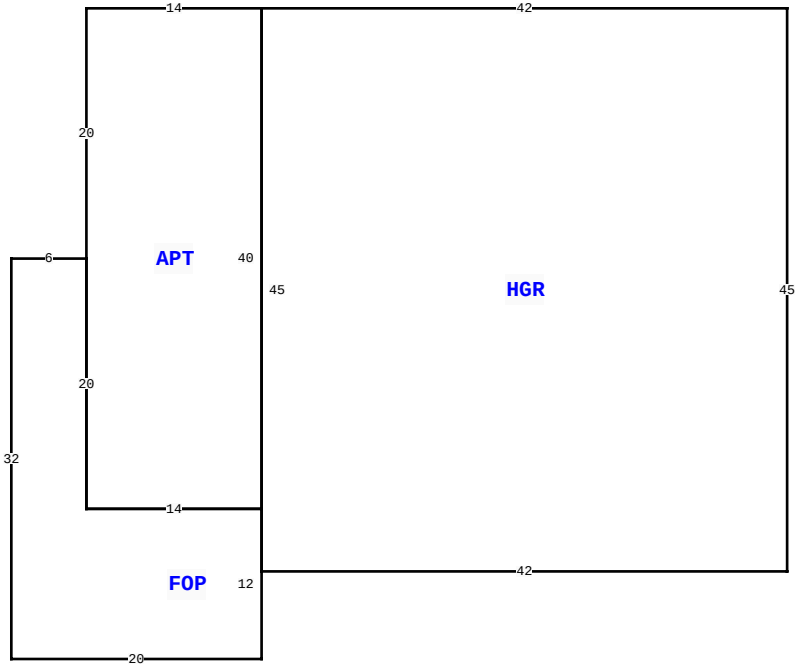
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	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	07	07
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
APT	560	100		560	21,508
FOP	360	30		108	4,148
HGR	1,890	45		850	32,646
TOTALS	2,810			1,518	58,303

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8500	01	1,518	134.8182	49.88	75,718	2005	2005	0	0	0	23.00	77.00

1 AIR HANGAR 100% - 2026 Heated Area: 560 HX Base Yr 2026



130 SW WACO CT, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		402,308
TOTAL MARKET OB/XF VALUE		5,948
TOTAL LAND VALUE - MARKET		52,780
TOTAL MARKET VALUE		461,036
SOH/AGL Deduction		0
ASSESSED VALUE		461,036
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		409,625
TOTAL JUST VALUE		461,036
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		467,278

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27361	SFR	1,001	09/24/2008
22649	PLANE HNGR	243	12/29/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1535/1974	3/13/2025	WD	Q	I	01	565,000
GRANTOR: RYAN LIVING TRUST						
GRANTEE: BOWES JOHN M						
1246/2480	11/15/2012	WD	U	I	14	100
GRANTOR: VALERIE Y RYAN						
GRANTEE: VALERIE Y RYAN (LIF						

BUILDING NOTES

BUILDING DIMENSIONS

HGR= W42 APT= W14 S20 FOP= W6 S32 E20 N12 W14 N20 $ S20 E14 N40$ S45 E42 N45$.

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	2,307.00	UT	2.50	2.50	100	2005	2005	3	100	5,768	
2	0166	CONC,PAVMT	0	100	3	24	72.00	UT	2.50	2.50	100	2009	2009	3	100	180	

LAND DESCRIPTION

TOTAL OB/XF 5,948

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		00	0.00	0.00	2.03	AC		1.00	1.00	1.00	26,000.00	26,000.00	52,780							

REVIEW DATE 06/30/2025 BY TP Total Acres: 2.03 Total Land Value: 52,780 Market: 0 Agricultural: 0 Common: 52,780 PRINTED 11/16/2026 BY SYS

BEG SE COR OF LOT 2 CANNON CREEK
RUN W 331 FT, N 266.84 FT, E 331
TO POB.

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LAKE CITY, FL 32025

2027

12-4S-16-02935-122

BUILDING CHARACTERISTICS

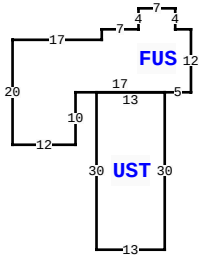
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Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
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Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
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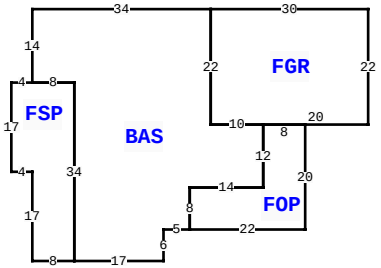
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,394	100		1,394	179,403
FGR	660	55		363	46,717
FOP	272	30		82	10,553
FSP	340	40		136	17,503
FUS	522	100		522	67,180
UST	390	45		176	22,651
TOTALS	3,578			2,673	344,005

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,673	139.2776	153.21	409,530	2009	2009	0	0	0	16.00	84.00

2 SINGLE FAM 100% - 2026 Heated Area: 1916 HX Base Yr 2026





130 SW WACO CT, LAKE CITY

BLD DATE		LGL DATE	05/14/2026 MLU
XF DATE		LAND DATE	
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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 2

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GRANTOR: RYAN LIVING TRUST						
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1246/2480	11/15/2012	WD	U	I	14	100
GRANTOR: VALERIE Y RYAN						
GRANTEE: VALERIE Y RYAN (LIF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 S14 FSP= W4 S17 E4 S17 E8 N34 W8$ E8 S34 E17 N6 E5
FOP= E22 N20 W8 S12 W14 S8$ N8 E14 N12 FGR= E20 N22 W30 S22
E10$ W10 N22$ PTR= N30 UST= N30 FUS= E5 N12 W3 N4 W7 S4 W7 S2
W17 S20 E12 N10 E17$ W13 S30 E13$ S30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 06/30/2025 BY TP Total Acres: 2.03 Total Land Value: 52,780 Market: 0 Agricultural: 0 Common: 52,780 PRINTED 11/16/2026 BY SYS