LOT 3 COMMANDER ROW S/D. DESC CO
CANNON CREEK ESTATES, RUN W 11 F
FT FOR POB, CONT S 128.95 FT, W

RHODES DALE G/SHAWN RICHARD
207 SW COMMANDER CT
LAKE CITY, FL 32024

2027

12-4S-16-02935-153

BUILDING CHARACTERISTICS

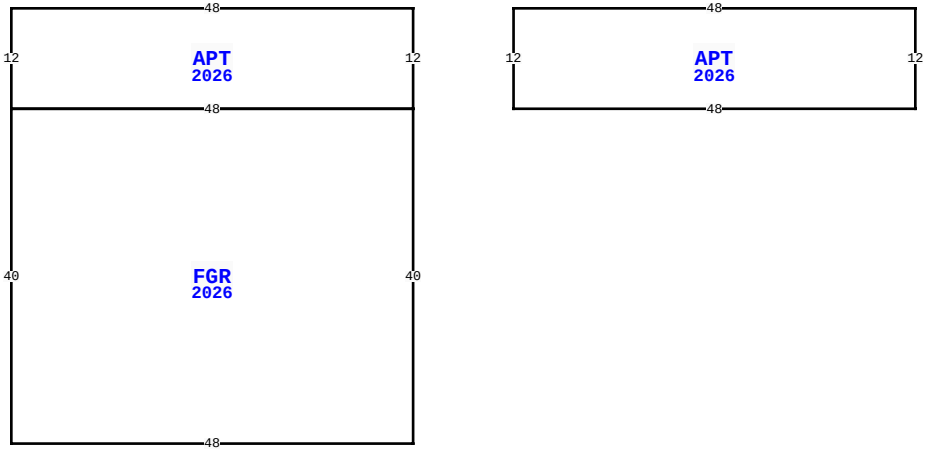
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	12416.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	576	100	2026	576	23,297
APT	576	100	2026	576	23,297
FGR	1,920	55	2026	1,056	42,711
TOTALS	3,072			2,208	89,305

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0186	01	2,208	76.8240	59.92	132,303	1999	1999	0	0	0	32.50	67.50

1 SFR/BARNDO 50% - 2026 Heated Area: 1152 HX Base Yr 2026



207 SW COMMANDER CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 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	50	0	0	1,560.00	UT	1.50	1.50	100	2009	2009	3	100	2,340	
2	0263	PRCH,USP	0	50	0	0	1.00	UT	800.00	800.00	100	2024	2023		100	800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		89,305
TOTAL MARKET OB/XF VALUE		3,140
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		127,445
SOH/AGL Deduction		0
ASSESSED VALUE		127,445
TOTAL EXEMPTION VALUE	HA HAB	38,722
BASE TAXABLE VALUE		88,723
TOTAL JUST VALUE		127,445
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		129,740

PRMT:1:1: AIR HANGER

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14361	GARAGE	150	08/05/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1433/1524	3/26/2021	WD	U	I	16	50,000
GRANTOR: CHARTRESS ALICE						
GRANTEE: RHODES DALE G						
1372/1318	11/09/2018	PB	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: ALICE CHARTRESS						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2026;ORIG=-90,52] E48 N40 W48 S40 $
APT=[YR=2026;ORIG=-90,12] E48 N12 W48 S12 $
APT=[YR=2026;ORIG=18,12] N12 W48 S12 E48 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,140

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	50		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 02/23/2026 BY TW Total Acres: 0.97 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS