

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

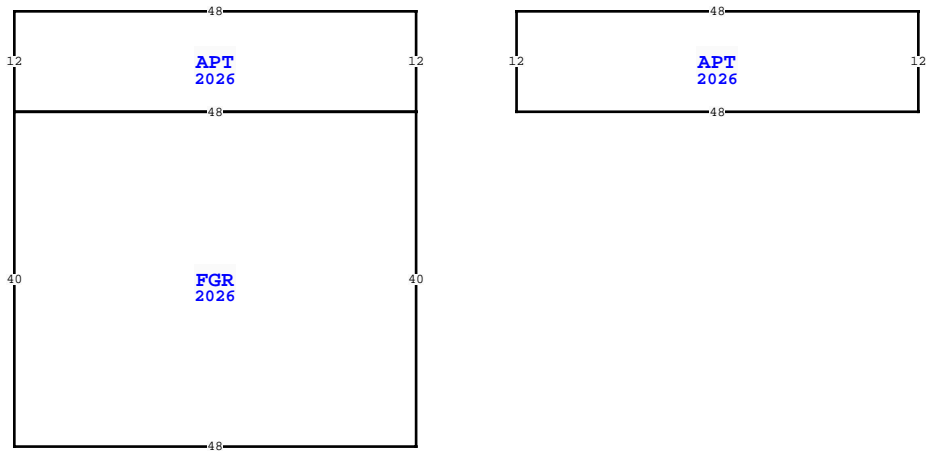
2026

12-4S-16-02935-153



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	01	MINIMUM 100	
Interior Floor	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	
Architectural	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
APT	576	100	2026
APT	576	100	2026
FGR	1,920	55	2026
TOTALS	3,072		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SFR/BARND0	50%	- 2026									Heated Area: 1152 HX Base Yr 2026	



EXTRA FEATURES		TOTAL OB/XF															
L N	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	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/03/2025	MLU

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		91,600	
TOTAL MARKET OB/XF VALUE		3,140	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		129,740	
SOH/AGL Deduction		0	
ASSESSED VALUE		129,740	
TOTAL EXEMPTION VALUE		HA HAB 39,870	
BASE TAXABLE VALUE		89,870	
TOTAL JUST VALUE		129,740	
NCON VALUE		50,506	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		76,152	
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																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							