

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

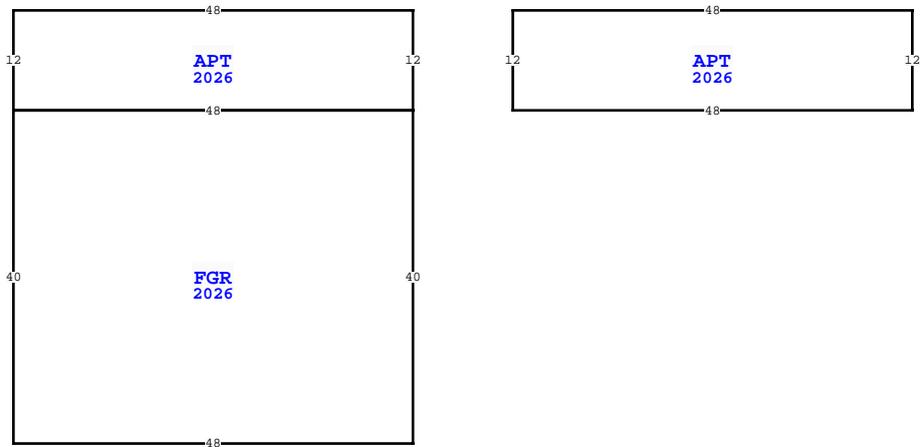
RHODES DALE G/SHAWN RICHARD
207 SW COMMANDER CT
LAKE CITY, FL 32024

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/BARND	50%	- 2026									Heated Area: 1152	HX Base Yr 2026



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			97,323
TOTAL MARKET OB/XF VALUE			3,140
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			135,463
SOH/AGL Deduction			1
ASSESSED VALUE			135,462
TOTAL EXEMPTION VALUE	HA HAB	42,731	
BASE TAXABLE VALUE			92,731
TOTAL JUST VALUE			135,463
NCON VALUE			53,661
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			76,152

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						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC,PAVMT	0	50	0	0	1,560.00	UT	1.50	1.50
2	0263	PRCH,USP	0	50	0	0	1.00	UT	800.00	800.00

TOTAL OB/XF																								
3,140																								
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							

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 \$	