LOT 2 REPLAT OF LOT 9 CANNON CRE
820-228, 832-1806, WD 1035-2114,

ST DENIS ROBERT G/ST DENIS CECILIA M
183 SW CAPTAINS GLN
LAKE CITY, FL 32025

2027

12-4S-16-02935-202

BUILDING CHARACTERISTICS

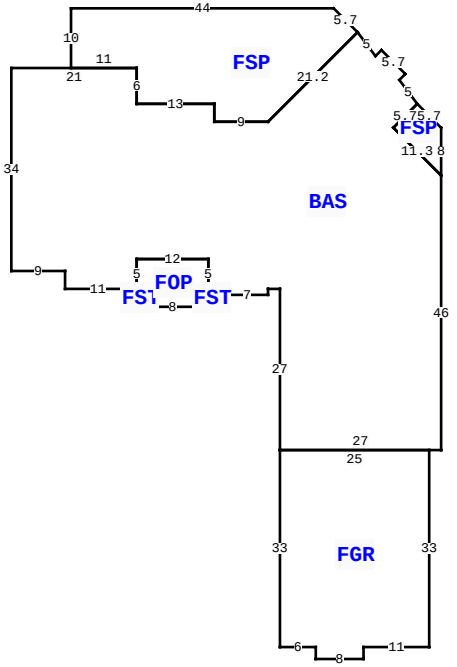
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	09	09
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	3,060	100		3,060	322,527
FGR	841	55		463	48,801
FOP	84	30		25	2,635
FSP	48	40		19	2,003
FSP	654	40		262	27,615
FST	9	55		5	527
FST	9	55		5	527
TOTALS	4,705			3,839	404,634

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,839	139.8852	153.87	590,707	2004	2004	0	0	0	31.50	68.50

1 SINGLE FAM 100% - 2005 Heated Area: 3060 HX Base Yr 2005



183 SW CAPTAINS GLN, 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	456,163
TOTAL MARKET OB/XF VALUE	35,131
TOTAL LAND VALUE - MARKET	52,000
TOTAL MARKET VALUE	543,294
SOH/AGL Deduction	86,956
ASSESSED VALUE	456,338
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	404,927
TOTAL JUST VALUE	543,294
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	550,657

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21429	POOL	135	01/20/2004
20601	SFR	520	04/11/2003
20083	PLANE HNGR	230	10/29/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1154/0265	7/08/2008	LE	Q	I	01	100
GRANTOR: ROBERT & CECILIA ST D						
GRANTEE: ROBERT ST DENIS & C						
0832/1806	12/20/1996	WD	Q	V		49,900
GRANTOR: F C CARROLL PROPERTIE						
GRANTEE: ROBERT ST DENIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= S34 E9 S3 E11 FST= S3 E3 N3 W3$ E1 FOP= E2 S3 E8 N3 E2 N5 W12 S5$ N5 E12 S5 FST= W1 S3 E3 N3 W2$ E3 S1 E7 N1 E2 S27 FGR= S33 E6 S2 E8 N2 E11 N33 W25$ E27 N46 FSP= N8 U4 L4 L4 D4 D8 R8 $ L8 U8 U4 R4 U4 L3 R1 U1 U4 L4 L1 D1 U4 L3 FSP= U4 L4 W44 S10 E11 S6 E13 S3 E9 R15 U15 $ D15 L15 W9 N3 W13 N6 W21$.

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	5,093.00	UT	2.00	2.00	100	2004	2004	3	100	10,186	
2	0119	MASONRY WA	0	100	3	63	189.00	UT	2.00	2.00	100	2004	2004	3	100	378	
3	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	2004	2004	3	43	15,411	
4	0282	POOL ENCL	0	100	29	44	1,276.00	UT	15.00	15.00	100	2004	2004	3	40	7,656	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 35,131

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	2.00	AC		1.00	1.00	1.00	26,000.00	26,000.00	52,000							

REVIEW DATE 11/03/2023 BY KS Total Acres: 2.00 Total Land Value: 52,000 Market: 0 Agricultural: 0 Common: 52,000 PRINTED 11/17/2026 BY SYS

LOT 2 REPLAT OF LOT 9 CANNON CRE
820-228, 832-1806, WD 1035-2114,

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183 SW CAPTAINS GLN
LAKE CITY, FL 32025

2027

12-4S-16-02935-202

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
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

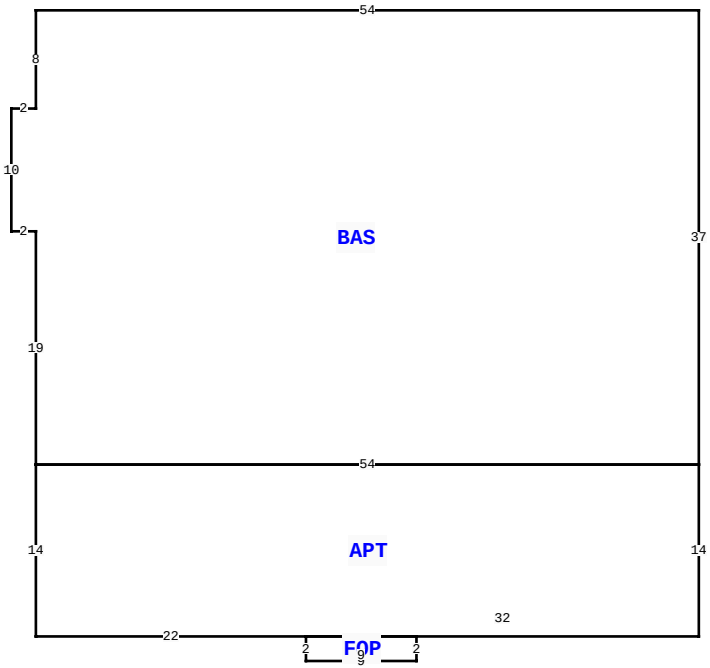
NEIGHBORHOOD/LOC 12416.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	756	100		756	14,017
BAS	2,018	100		2,018	37,418
FOP	18	30		5	93
TOTALS	2,792			2,779	51,529

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8500	01	2,779	68.6400	25.40	70,587	2003	2003	0	0	0	27.00	73.00

2 AIR HANGAR 100% - 2005 Heated Area: 2774 HX Base Yr 2005



183 SW CAPTAINS GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 2

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NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		550,657

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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GRANTEE: ROBERT ST DENIS & C						
0832/1806	12/20/1996	WD	Q	V		49,900
GRANTOR: F C CARROLL PROPERTIE						
GRANTEE: ROBERT ST DENIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W54 S8 W2 S10 E2 S19 APT= S14 E22 FOP= S2 E9 N2 W9$
E32N14 W54$ E54 N37$.

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 11/03/2023 BY KS Total Acres: 2.00 Total Land Value: 52,000 Market: 0 Agricultural: 0 Common: 52,000 PRINTED 11/17/2026 BY SYS