COMM SW COR OF NW1/4 OF SE1/4, R
FT FOR POB, NE 3160.97 FT TO S R
BRIDGE ROAD,E ALONG R/W 100.72 F

CANNON CREEK AIRPORT MANAGEMENT CORP
271 SW PLANTATION TERR
LAKE CITY, FL 32025

2026

12-4S-16-02941-007

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9410	AIR STRIP/RUNWAY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	12416.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

2409 SW SISTERS WELCOME RD, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	54,394
TOTAL LAND VALUE - MARKET	45,610
TOTAL MARKET VALUE	100,004
SOH/AGL Deduction	0
ASSESSED VALUE	100,004
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	100,004
TOTAL JUST VALUE	100,004
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	111,764

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36257	PUMP/UTPOL	50	01/29/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1370/2725	10/19/2018	WD	U	I	11	100
GRANTOR: ALLEN R & BARBARA A K						
GRANTEE: CANNON CREEK AIRPOR						
1319/0718	7/08/2016	WD	U	I	11	100
GRANTOR: RAYMOND RENARD & STEP						
GRANTEE: CANNON CREEK AIRPOR						

BUILDING NOTES

BUILDING DIMENSIONS

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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	51,894.00	51,894.00	100	1988	1988	3	100	51,894	
2	0263	PRCH,USP	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 54,394

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	9410	C	AIRSTRIPS	0		00	0.00	0.00	8.04	AC		1.00	1.00	1.00	1,000.00	1,000.00	8,040							
2	9410	C	AIRSTRIPS	0		00	0.00	0.00	12.50	AC		1.00	1.00	1.00	1,000.00	1,000.00	12,500							
3	9410	C	AIRSTRIPS	0		RSF-1	0.00	0.00	2.32	AC		1.00	1.00	1.00	1,000.00	1,000.00	2,320							
4	0000	C	VAC RES	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	0.56	35,000.00	19,600.00	19,600							
5	0000	C	VAC RES	0		RSF-1	0.00	0.00	0.18	AC		1.00	1.00	0.70	25,000.00	17,500.00	3,150							

REVIEW DATE 10/17/2023 BY JB Total Acres: 23.91 Total Land Value: 45,610 Market: 0 Agricultural: 0 Common: 45,610 PRINTED 06/10/2026 BY SYS