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**

## COLUMBIA COUNTY PROPERTY



## 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 | 05/11/2023 MLU |
| INC DATE | | AG DATE | |

## 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 03/25/2026 BY SYS