COMM INTERS OF S LINE OF SEC 12
ABANDONED RR BEING ALSO THE SW C
CANNON CREEK AIRPARK, N 28 DEG E

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

2027

12-4S-16-02941-008

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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

171 SW AIRPARK GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	31,500
TOTAL MARKET VALUE	31,500
SOH/AGL Deduction	12,527
ASSESSED VALUE	18,973
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	18,973
TOTAL JUST VALUE	31,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	31,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055511	New Residential C	250,000	04/17/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

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

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
1	0000	C	VAC RES	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	0.90	35,000.00	31,500.00	31,500							

REVIEW DATE 10/17/2023 BY JB Total Acres: 1.34 Total Land Value: 31,500 Market: 0 Agricultural: 0 Common: 31,500 PRINTED 11/18/2026 BY SYS