LOT 8 CANNON CREEK AIR PARK S/D.
676-367-372, 786-1698, WD 1054-9

AHERN KAREN MERETE
P O BOX 310
LAKE CITY, FL 32056

2027

12-4S-16-02947-008

BUILDING CHARACTERISTICS

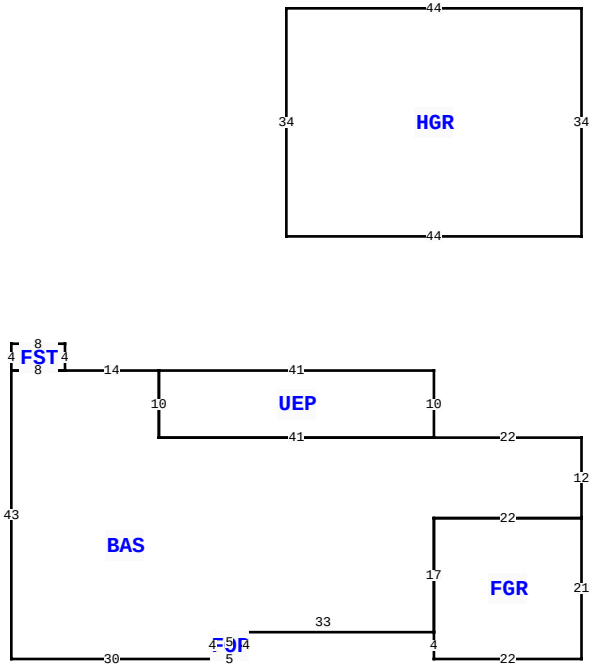
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 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	12416.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,431	100		2,431	219,214
FGR	462	55		254	22,904
FOP	20	30		6	541
FST	32	55		18	1,623
HGR	1,496	45		673	60,687
UEP	410	60		246	22,183
TOTALS	4,851			3,628	327,153

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,628	126.1194	138.73	503,312	1985	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2014 Heated Area: 2431 HX Base Yr 2014



286 SW AIRPARK GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 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
1	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1987	1987	3	40	14,336	
3	0282	POOL ENCL	0	100	46	28	1,288.00	UT	15.00	15.00	100	1993	1993	3	40	7,728	
4	0260	PAVEMENT-A	0	100	165	20	3,300.00	UT	1.50	1.50	75	0	0	3	75	3,713	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
6	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	200	
7	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2021	2020		70	4,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		327,153
TOTAL MARKET OB/XF VALUE		32,477
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		394,630
SOH/AGL Deduction		121,887
ASSESSED VALUE		272,743
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		221,332
TOTAL JUST VALUE		394,630
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		400,573

SALE:1:1: LOT 8 CANNON CREEK AIRPARK

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045769	Roof Replacement	26,809	10/25/2022
40968	GENERATOR		12/04/2020
16327	GARAGE	445	11/23/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1513/742	4/24/2024	LE	U	I	14	100
GRANTOR: AHERN KAREN-MERETE						
GRANTEE: AHERN KAREN-MERETE(						
1251/1978	3/15/2013	WD	Q	I	01	290,000
GRANTOR: NOEL & MARILYN MOUCHO						
GRANTEE: FRANK L & KAREN MER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W22 W41 N10 W14 W8 S43 E30 N4 E33 N17 E22 N12 $
HGR=[ORIG=0,-30] N34 W44 S34 E44 $
FGR=[ORIG=-22,29] S4 E22 N21 W22 S17 $
UEP=[ORIG=-22,0] N10 W41 S10 E41 $
FST=[ORIG=-77,-10] N4 W8 S4 E8 $
FOP=[ORIG=-55,33] E5 N4 W5 S4 $.

LAND DESCRIPTION

TOTAL OB/XF 32,477

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	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 10/17/2023 BY JB Total Acres: 1.10 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS