

LOT 16 CANNON CREEK AIR PARK S/D
 RADIUS PT OF A 50 FT CUL-DE-SAC
 CORNER OF LOTS 15, 16, 17 AND 18

RUDIK WILLIAM JOHN
 165 SW WINGS TER
 LAKE CITY, FL 32025

2026

12-4S-16-02947-016


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
																				VALUATION BY Tax Group: 2 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 7,000 TOTAL LAND VALUE - MARKET 35,000 TOTAL MARKET VALUE 42,000 SOH/AGL Deduction 0 ASSESSED VALUE 42,000 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 42,000 TOTAL JUST VALUE 42,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 42,000																							
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q / U</th> <th>V / I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1438/1979</td> <td>5/28/2021</td> <td>WD Q</td> <td>V</td> <td></td> <td>01</td> <td>43,000</td> </tr> </tbody> </table> GRANTOR: HIGHLEY ROBERT W JR & GRANTEE: RUDIK WILLIAM JOHN 0958/1336 5/28/2002 WD Q V 01 100 GRANTOR: DONAL & SANDRA P WILL GRANTEE: ROBERT JR & SUSAN H										OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	1438/1979	5/28/2021	WD Q	V		01	43,000
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TOTALS																																											
EXTRA FEATURES																																											
L N	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	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																												
LAND DESCRIPTION																																											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	1.00	35,000.00	35,000.00	35,000																										
REVIEW DATE 10/17/2023 BY JB Total Acres: 1.14 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 05/08/2026 BY SYS																																											