

LOT 17 CANNON CREEK AIR PARK
S/D & BEG NE COR OF SAID LOT
17, RUN E 15.01 FT, S 423.95

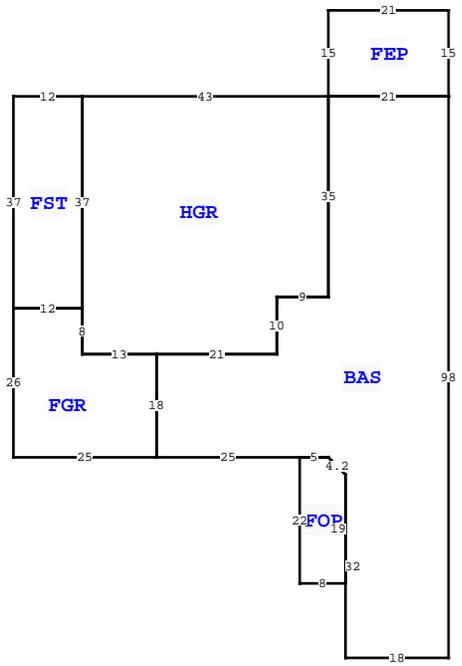
WILSON RONALD LEE
469 SW AIRPARK GLN
LAKE CITY, FL 32025

2026

12-4S-16-02947-017

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	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
BAS	2,588	100	
FEP	315	80	
FGR	546	55	
FOP	172	30	
FST	444	55	
HGR	1,845	45	
TOTALS	5,910		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2003								
Heated Area: 2588						HX Base Yr 2003					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		462,700	
TOTAL MARKET OB/XF VALUE		7,140	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		504,840	
SOH/AGL Deduction		158,376	
ASSESSED VALUE		346,464	
TOTAL EXEMPTION VALUE	HX HB WR	56,411	
BASE TAXABLE VALUE		290,053	
TOTAL JUST VALUE		504,840	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		502,630	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045619	Roof Replacement	31,150	10/04/2022
18297	PLANE HNGR	110	05/21/2001
18296	SFR	466	05/21/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
957/1010	5/23/2002	WD	U	I	11	100
GRANTOR: WILLIAMS DONALD E						
GRANTEE: WILSON RONALD LEE						
0917/1145	12/27/2000	WD	Q	V		47,000
GRANTOR: A SESSIONS						
GRANTEE: RONALD & KATHY WILS						

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	0166	CONC, PAVMT	0	100	0	3,570.00	UT	2.00	2.00	100	2002	2002	3	100	7,140	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025
INC DATE		AG DATE	MLU

BUILDING NOTES	
HGR= W43 FST= W12 S37 E12 N37\$ S37 FGR= W12 S26 E25 N18 W13 N8\$ S8 E13 BAS= S18 E25 FOP= S22 E8 N19 U3 L3 W5\$ E5 R3 D3 S32 E18 N98 FEP= N15 W21 S15 E21\$ W21 S35 W9 S10 W21\$ E21 N10 E9N35\$.	

BUILDING DIMENSIONS	
HGR= W43 FST= W12 S37 E12 N37\$ S37 FGR= W12 S26 E25 N18 W13 N8\$ S8 E13 BAS= S18 E25 FOP= S22 E8 N19 U3 L3 W5\$ E5 R3 D3 S32 E18 N98 FEP= N15 W21 S15 E21\$ W21 S35 W9 S10 W21\$ E21 N10 E9N35\$.	

LAND DESCRIPTION																	TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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									