

LOT 22 CANNON CREEK AIR PARK
S/D. ORB 520-275, 562-435,
967-476, DC JAMES CLOEREN 967-

BOWSER ADAM
343 SW AIRPARK GLN
LAKE CITY, FL 32025

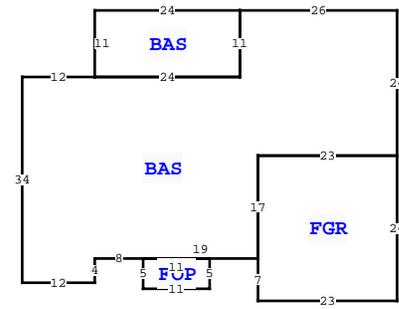
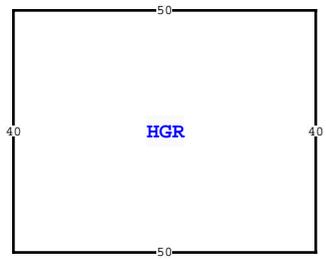
2026

12-4S-16-02947-022



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 70
Exterior Wall	31 VINYL SID 30
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 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

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%	- 2014		Heated Area: 2067					HX Base Yr 2014	



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	264	100		264	27,026
BAS	1,803	100		1,803	184,573
FGR	552	55		304	31,120
FOP	55	30		16	1,638
HGR	2,000	45		900	92,133
TOTALS	4,674			3,287	336,490

343 SW AIRPARK GLN, LAKE CITY

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

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	0	0	0	2,630.00	UT	2.00				5,260	
2	0080	DECKING	0	100	0	0	0	0	1.00	UT	0.00				300	

TOTAL OB/XF 5,560

LAND DESCRIPTION																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	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							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			336,490
TOTAL MARKET OB/XF VALUE			5,560
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			377,050
SOH/AGL Deduction			119,234
ASSESSED VALUE			257,816
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			206,405
TOTAL JUST VALUE			377,050
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			381,766

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052248	Roof Replacement	16,400	02/04/2025
000044303	Roof Replacement	9,230	04/27/2022
20192	SFR	321	11/27/2002
20193	PLANE HNGR	155	11/27/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1173/2638	5/27/2009	WD	Q	I	01	310,000
GRANTOR: WILLIAM C & JOAN T MA						
GRANTEE: ADAM BOWSER						
0967/0476	11/06/2002	WD	Q	V		56,900
GRANTOR: LAHOMA CLOEREN						
GRANTEE: WILLIAM C & JOAN T						

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W12 S34 E12 N4 E8 FOP= S5 E11 N5 W11\$ E19 FGR= S7 E23 N24 W23 S17\$ N17 E23 N24 W26 BAS= W24 S11 E24 N11\$ S11 W24\$ PTR= N30 HGR= N40 W50 S40 E50\$ S30\$.											