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

2027

12-4S-16-02947-022

BUILDING CHARACTERISTICS

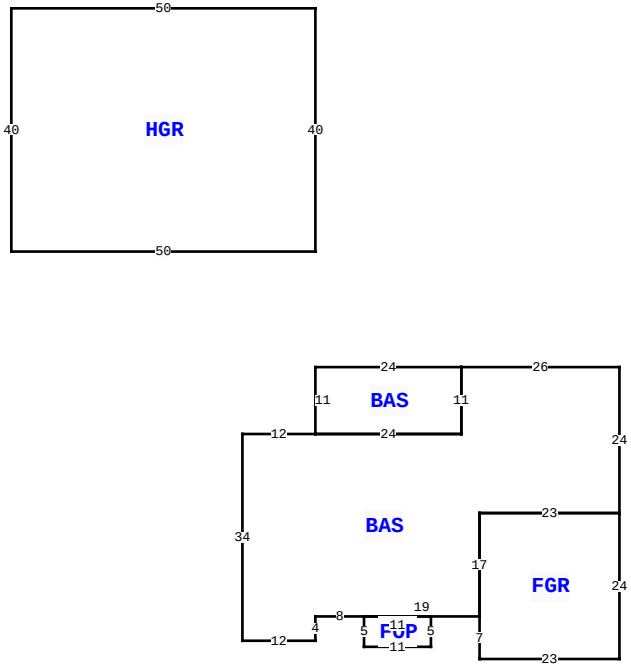
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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
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	26,544
BAS	1,803	100		1,803	181,283
FGR	552	55		304	30,566
FOP	55	30		16	1,609
HGR	2,000	45		900	90,491
TOTALS	4,674			3,287	330,492

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,287	119.7174	131.69	432,865	2003	2003	0	0	0	23.65	76.35

1 SINGLE FAM 100% - 2014 Heated Area: 2067 HX Base Yr 2014



343 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	0166	CONC,PAVMT	0	100	0	0	2,630.00	UT	2.00	2.00	100	2003	2003	3	100	5,260	
2	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		330,492
TOTAL MARKET OB/XF VALUE		5,560
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		371,052
SOH/AGL Deduction		105,502
ASSESSED VALUE		265,550
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		214,139
TOTAL JUST VALUE		371,052
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		377,050

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$.

LAND DESCRIPTION

TOTAL OB/XF 5,560

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 02/17/2025 BY jerry Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS