LOTS 23 & 24 CANNON CREEK AIRPAR
709-105, 630-362, 748-1816, FJ 9

FUIST RICHARD
311 SW AIRPARK GLN
LAKE CITY, FL 32025

2027

12-4S-16-02947-023

BUILDING CHARACTERISTICS

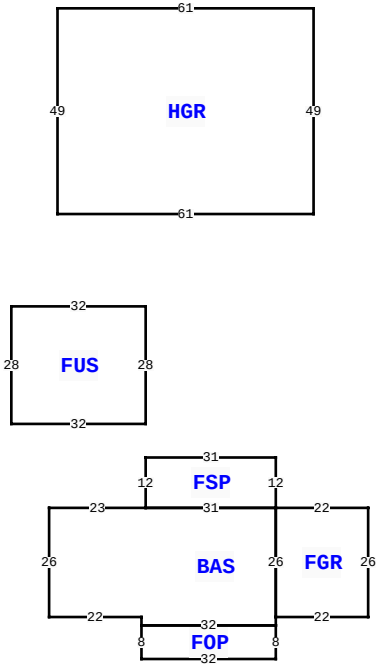
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	31	VINYL SID 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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	1,468	100		1,468	124,733
FGR	572	55		315	26,765
FOP	256	30		77	6,542
FSP	372	40		149	12,660
FUS	896	100		896	76,131
HGR	2,989	45		1,345	114,282
TOTALS	6,553			4,250	361,114

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,250	118.8322	130.72	555,560	1984	1984	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 2364 HX Base Yr 2022



311 SW AIRPARK GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2023 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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1994	1994	3	100	500	
3	0258	PATIO	0	100	12	22	264.00	UT	2.50	2.50	100	1993	1993	3	100	660	
4	0080	DECKING	0	100	13	31	403.00	UT	6.00	6.00	100	1993	1993	3	100	2,418	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		361,114
TOTAL MARKET OB/XF VALUE		5,578
TOTAL LAND VALUE - MARKET		56,000
TOTAL MARKET VALUE		422,692
SOH/AGL Deduction		27,273
ASSESSED VALUE		395,419
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		344,008
TOTAL JUST VALUE		422,692
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		429,239

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052269	Roof Replacement	38,100	02/07/2025
30795	MAINT/ALTR	45	02/21/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1455/1092	12/17/2021	WD	Q	I	01	380,000
GRANTOR: DOLBOW CHRISTOPHER DA						
GRANTEE: FUIST RICHARD						
1454/1611	12/13/2021	PB	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: CARRICARTE NATALIE						

BUILDING NOTES

BUILDING DIMENSIONS

HGR=[ORIG=40,-70] N49 W61 S49 E61 $
BAS=[ORIG=0,0] W23 S26 E22 S2 E32 N2 N26 W31 $
FUS=[ORIG=0,-20] N28 W32 S28 E32 $
FGR=[ORIG=31,26] E22 N26 W22 S26 $
FSP=[ORIG=31,0] N12 W31 S12 E31 $
FOP=[ORIG=-1,28] S8 E32 N8 W32 $
.

LAND DESCRIPTION

TOTAL OB/XF 5,578

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	2.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	56,000							

REVIEW DATE 04/14/2025 BY chuck Total Acres: 2.29 Total Land Value: 56,000 Market: 0 Agricultural: 0 Common: 56,000 PRINTED 11/17/2026 BY SYS