LOTS 19 & 20 CANNON CREEK
ACRES S/D.
462-361, 724-173, 796-554, WD

AWOJULU ADETOKUNBO O
643 SW CHRIS TER
LAKE CITY, FL 32024-3398

2027

13-4S-16-02950-005

BUILDING CHARACTERISTICS

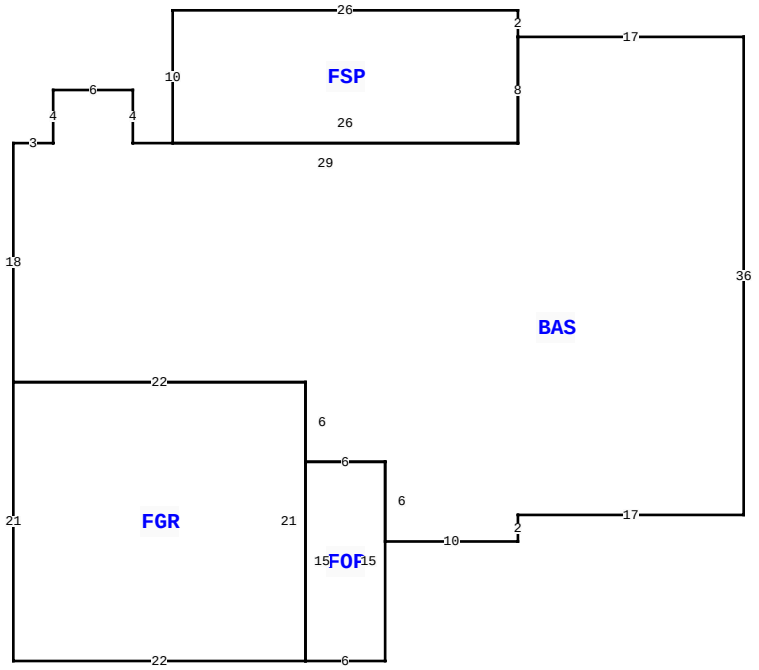
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC		13416.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,476	100		1,476	138,010
FGR	462	55		254	23,750
FOP	90	30		27	2,525
FSP	260	40		104	9,724
TOTALS	2,288			1,861	174,008

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,861	130.7691	143.85	267,705	1990	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2016 Heated Area: 1476 HX Base Yr 2016



643 SW CHRIS TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2023 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1995	1995	3	40	14,336	
3	0282	POOL ENCL	0	100	26	38	988.00	UT	15.00	15.00	100	2009	2009	3	40	5,928	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	800	
6	0120	CLFENCE 4	0	100	0	0	300.00	UT	4.50	4.50	100	1993	1993	3	100	1,350	
7	0294	SHED WOOD/	0	100	8	12	96.00	UT	7.50	7.50	100	1993	1993	3	100	720	
8	0166	CONC,PAVMT	0	100	35	20	700.00	UT	2.00	2.00	100	1993	1993	3	100	1,400	
9	0030	BARN,MT	0	0	40	50	2,000.00	UT	12.00	12.00	100	2006	2006	3	100	24,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	174,008
TOTAL MARKET OB/XF VALUE	56,734
TOTAL LAND VALUE - MARKET	53,200
TOTAL MARKET VALUE	283,942
SOH/AGL Deduction	71,656
ASSESSED VALUE	212,286
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	160,875
TOTAL JUST VALUE	283,942
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	287,099

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10075	POOL	105	08/15/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1302/0804	9/29/2015	WD	Q	I	01	162,000
GRANTOR: JEFFERY C & PENNIE R						
GRANTEE: ADETOKUNBO O AWOJUL						
0796/0554	9/27/1994	WD	Q	V		7,000
GRANTOR: JOE BULLARD ETAL						
GRANTEE: JEFFERY C & PENNIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 FSP= N2 W26 S10 E26 N8$ S8 W29 N4 W6 S4 W3 S18 FGR= S21 E22 N21 W22$ E22 S6 FOP= S15 E6 N15 W6$ E6 S6 E10N2 E17 N36$.

LAND DESCRIPTION

TOTAL OB/XF 56,734

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	0.90	28,000.00	25,200.00	25,200							
2	0000	C	VAC RES	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000							

REVIEW DATE 12/20/2024 BY KS Total Acres: 2.07 Total Land Value: 53,200 Market: 0 Agricultural: 0 Common: 53,200 PRINTED 11/17/2026 BY SYS