

LOT 28 CANNON CREEK ACRES S/D.
ORB 462-361, 760-1070,
CS #00-1304-DR ORB 935-1713,

FREEMAN DARYL G
550 SW BETH DRIVE
LAKE CITY, FL 32024

2026

13-4S-16-02950-014



ELEMENT		CD	CONSTRUCTION		
Exterior Wall	12		CEDAR	100	
Roof Structur	03		GABLE/HIP	100	
Roof Cover	03		COMP SHNGL	100	
Interior Wall	05		DRYWALL	100	
Interior Floor	14		CARPET	70	
Interior Floor	08		SHT VINYL	30	
Air Condition	03		CENTRAL	100	
Heating Type	04		AIR DUCTED	100	
Bedrooms			3	100	
Bathrooms			2	100	
Frame			N/A	100	
Stories	1.		1.	100	
Architectual	05		CONV	100	
Units			0	100	
Condition Adj	03		03	100	
Kitchen Adjus	01		01	100	
Quality	05		05		
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	360	100		360	29,491
BAS	1,384	100		1,384	113,379
FOP	186	30		56	4,587
TOTALS	1,930			1,800	147,458

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% - 0		122.27	220,086	1992	1992	0	0	33.00	67.00

Heated Area: 1744 HX Base Yr

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2	
VALUATION BY		STANDARD				
Tax Group: 2		Tax Dist:				
BUILDING MARKET VALUE				147,458		
TOTAL MARKET OB/XF VALUE				9,720		
TOTAL LAND VALUE - MARKET				35,000		
TOTAL MARKET VALUE				192,178		
SOH/AGL Deduction				88,520		
ASSESSED VALUE				103,658		
TOTAL EXEMPTION VALUE		HX HB		51,411		
BASE TAXABLE VALUE				52,247		
TOTAL JUST VALUE				192,178		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				194,378		
LAND:1:1: 1.00 AC.						
SALE:1:1: LOT 28, CANNON CREEK ACRES						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0760/1070	5/14/1992	WD	Q	V		5,000
GRANTOR: DON REED						
GRANTEE: DARYL FREEMAN						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= N20 W18 S20 E18\$ BAS= W18 S6 W26 S29 E12 FOP= S6 E31 N6 W31\$ E32 N35 \$.						

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	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	100	19	24	UT	2.50	2.50	100	2009	2009	3	100	1,140	
3	0030	BARN,MT	0	0	18	30	UT	11.00	11.00	100	2009	2009	3	100	5,940	
4	0251	LEAN TO W/	0	100	12	30	UT	4.00	4.00	100	2009	2009	3	100	1,440	
TOTAL OB/XF 9,720																

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	1202.00	216.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							