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

2027

13-4S-16-02950-014

BUILDING CHARACTERISTICS

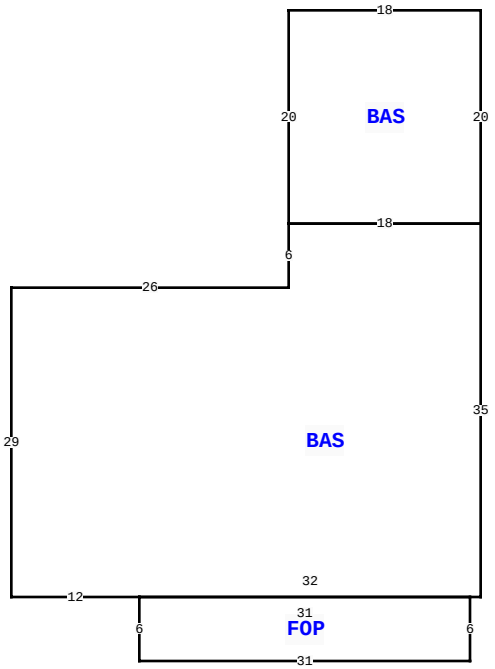
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 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	28,965
BAS	1,384	100		1,384	111,357
FOP	186	30		56	4,506
TOTALS	1,930			1,800	144,829

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,800	109.1720	120.09	216,162	1992	1992	0	0	0	33.00	67.00

1 SINGLE FAM 100% - 0 Heated Area: 1744 HX Base Yr



550 SW BETH DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		144,829
TOTAL MARKET OB/XF VALUE		9,720
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		189,549
SOH/AGL Deduction		82,959
ASSESSED VALUE		106,590
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		55,179
TOTAL JUST VALUE		189,549
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		192,178

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 $.

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	0166	CONC,PAVMT	0	100	19	24	456.00	UT	2.50	2.50	100	2009	2009	3	100	1,140	
3	0030	BARN,MT	0	0	18	30	540.00	UT	11.00	11.00	100	2009	2009	3	100	5,940	
4	0251	LEAN TO W/	0	100	12	30	360.00	UT	4.00	4.00	100	2009	2009	3	100	1,440	

LAND DESCRIPTION

TOTAL OB/XF 9,720

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	202.00	216.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 12/20/2024 BY KS Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS