LOT 5 CANNON CREEK PLACE UNIT 2.
WD 1281-1602, WD 1309-2026, WD 1

MAZZAMUTO MARINA LYNN
3181 E US HIGHWAY 90
WELLBORN, FL 32094

**2027**

**23-4S-16-03095-105**

## BUILDING CHARACTERISTICS

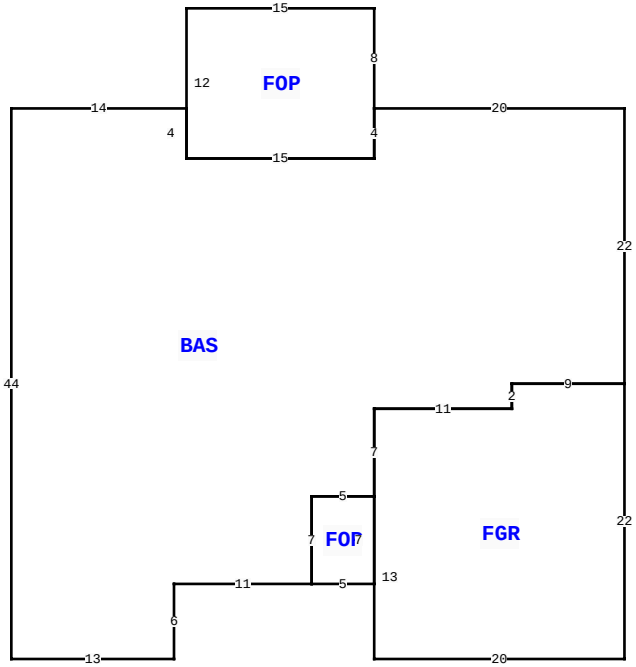
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 15 | HARDTILE 80 |
| Interior Floo | 12 | HARDWOOD 20 |
| Air Condition | 03 | CENTRAL 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 |
| Quality | 06 | 06 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | | 23416.020 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,547 | 100 | | 1,547 | 194,399 |
| FGR | 418 | 55 | | 230 | 28,903 |
| FOP | 35 | 30 | | 10 | 1,257 |
| FOP | 180 | 30 | | 54 | 6,786 |
| TOTALS | 2,180 | | | 1,841 | 231,344 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,841 | 125.5380 | 138.09 | 254,224 | 2016 | 2016 | 0 | 0 | 0 | 9.00 | 91.00 |

1 SINGLE FAM 0% - 2026 Heated Area: 1547 HX Base Yr




502 SW GERALD CONNER DR, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/14/2026 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 231,344 |
| TOTAL MARKET OB/XF VALUE | 1,276 |
| TOTAL LAND VALUE - MARKET | 35,000 |
| TOTAL MARKET VALUE | 267,620 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 267,620 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 267,620 |
| TOTAL JUST VALUE | 267,620 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 271,825 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 33945 | SFR | 661 | 04/11/2016 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1433/1347 | 3/26/2021 | QC | U | I | 11 | 100 |
| GRANTOR: GEISLER CADE | | | | | | |
| GRANTEE: MAZZAMUTO MARINA | | | | | | |
| 1386/0713 | 6/05/2019 | WD | Q | I | 01 | 142,000 |
| GRANTOR: MIKE ROBERTS & TRIS A | | | | | | |
| GRANTEE: MARINA MAZZAMUTO & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W14 S44 E13 N6 E11 FOP= E5 N7 W5 S7$ N7 E5 FGR= S13 E20 N22 W9 S2 W11 S7$ N7 E11 N2 E9 N22 W20 FOP= N8 W15 S12 E15 N4$ S4 W15 N4$.

## 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 | 0 | 0 | 0 | 638.00 | UT | 2.00 | 2.00 | 100 | 2016 | 2016 | 3 | 100 | 1,276 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,276

| 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 | 0 | | RSF-2 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 35,000 | | | | | | | |

REVIEW DATE 03/06/2025 BY KS Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS