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

2026

23-4S-16-03095-105

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

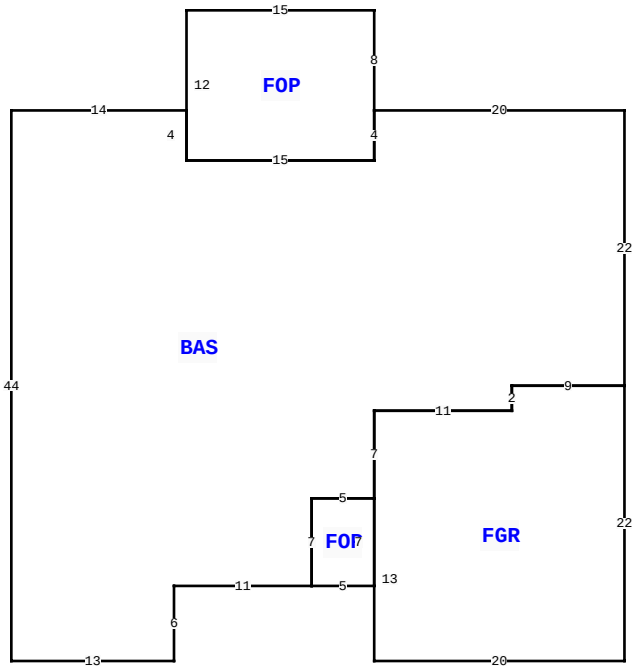
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	201,466
FGR	418	55		230	29,953
FOP	35	30		10	1,302
FOP	180	30		54	7,032
TOTALS	2,180			1,841	239,754

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	143.11	263,466	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	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	239,754
TOTAL MARKET OB/XF VALUE	1,276
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	276,030
SOH/AGL Deduction	0
ASSESSED VALUE	276,030
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	276,030
TOTAL JUST VALUE	276,030
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	274,413

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 05/12/2026 BY SYS