

LOT 8 CANNON CREEK PLACE UNIT
2. WD 1294-2502, WD 1321-1205,
WD 1415-2123,

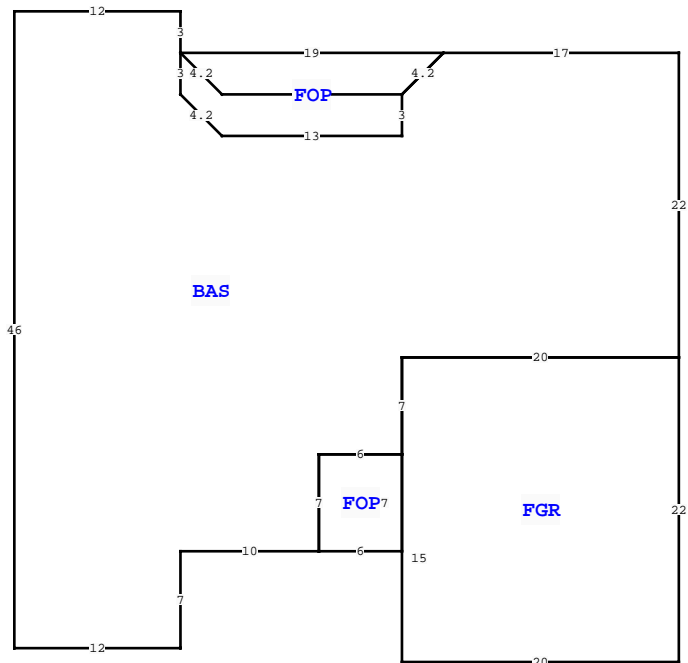
TEEL SKYLAR JOSEPH/TEEL SHELLY
568 SW GERALD CONNER DR
LAKE CITY, FL 32024

2026

23-4S-16-03095-108

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	15	HARDTILE 80	
Interior Floo	14	CARPET 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
BAS	1,478	100	
FGR	440	55	
FOP	42	30	
FOP	96	30	
TOTALS	2,056		

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%	- 2021								
Heated Area: 1478						HX Base Yr 2021					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			226,659
TOTAL MARKET OB/XF VALUE			4,278
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			265,937
SOH/AGL Deduction			59,533
ASSESSED VALUE			206,404
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			154,993
TOTAL JUST VALUE			265,937
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			268,428

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33339	SFR	614	09/03/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1415/2123	6/09/2020	WD Q	Q	I	01	190,000
GRANTOR: JOLEEN KELLY & CRYSTA						
GRANTEE: SKYLAR JOSEPH TEEL						
1321/1205	8/26/2016	WD Q	Q	I	01	159,900
GRANTOR: COLUMBIA COUNTY BUILD						
GRANTEE: JULEEN & CRYSTAL KE						

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

BUILDING NOTES	
BAS= W17 FOP= W19 S3 D3 R3 E13 N3 R3 U3 \$ D3 L3 W13 L3 U3 N3 W12 S46 E12 N7 E10 FOP= E6 N7 W6 S7\$ N7 E6 FGR= S15 E20 N22 W20 S7\$ N7 E20 N22\$.	

EXTRA FEATURES																	
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	0166	CONC, PAVMT	0	100	0	0			989.00	UT	2.00	100	2016	2016	3	100	1,978
2	0169	FENCE/WOOD	0	100	0	0			1.00	UT	0.00	100	2019	2019	3	100	1,500
3	0261	PRCH, UOP	0	100	0	0			1.00	UT	800.00	100	2025	2024		100	800

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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							