LOT 8 CANNON CREEK PLACE UNIT 2.
WD 1294-2502, WD 1321-1205, WD 1

BLALOCK EDGAR ALLEN
905 SE DIVISION AVE
LAKE CITY, FL 32025

2027

23-4S-16-03095-108

BUILDING CHARACTERISTICS

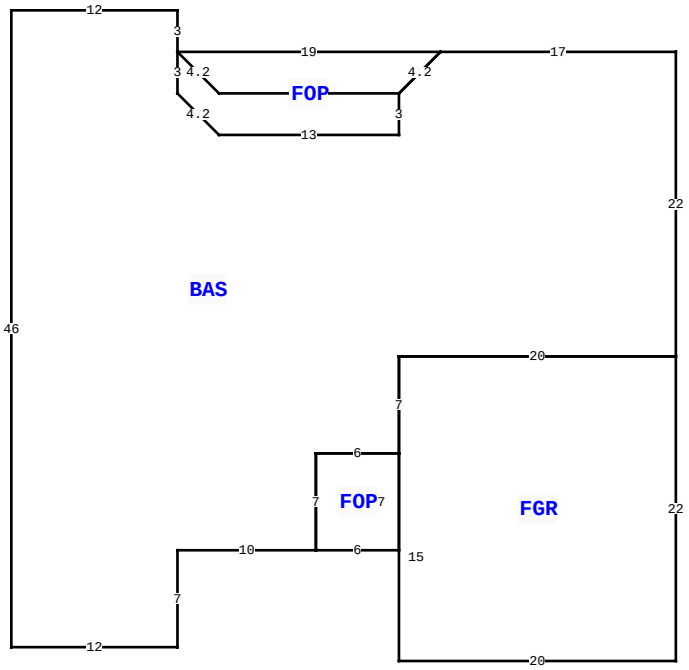
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,478	100		1,478	186,724
FGR	440	55		242	30,573
FOP	42	30		13	1,643
FOP	96	30		29	3,664
TOTALS	2,056			1,762	222,602

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,762	126.2100	138.83	244,618	2016	2016	0	0	0	9.00	91.00

1 SINGLE FAM 100% - 2021 Heated Area: 1478 HX Base Yr 2021



568 SW GERALD CONNER DR, LAKE CITY

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

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		222,602
TOTAL MARKET OB/XF VALUE		4,278
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		261,880
SOH/AGL Deduction		49,284
ASSESSED VALUE		212,596
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		161,185
TOTAL JUST VALUE		261,880
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		265,937

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
1578/1230	9/23/2026	WD	Q	I	01	350,000
GRANTOR: TEEL SKYLAR JOSEPH						
GRANTEE: BLALOCK EDGAR ALLEN						
1415/2123	6/09/2020	WD	Q	I	01	190,000
GRANTOR: JOLEEN KELLY & CRYSTA						
GRANTEE: SKYLAR JOSEPH TEEL						

BUILDING NOTES

BUILDING DIMENSIONS

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$.

LAND DESCRIPTION

TOTAL OB/XF 4,278

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-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: 0.77 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS