LOT 19 CANNON CREEK PLACE UNIT 2
WD 1281-1602, WD 1378-543, QC 14

HOLDER CECILIA
130 SW JOSHUA CT
LAKE CITY, FL 32024

2027

23-4S-16-03095-119

BUILDING CHARACTERISTICS

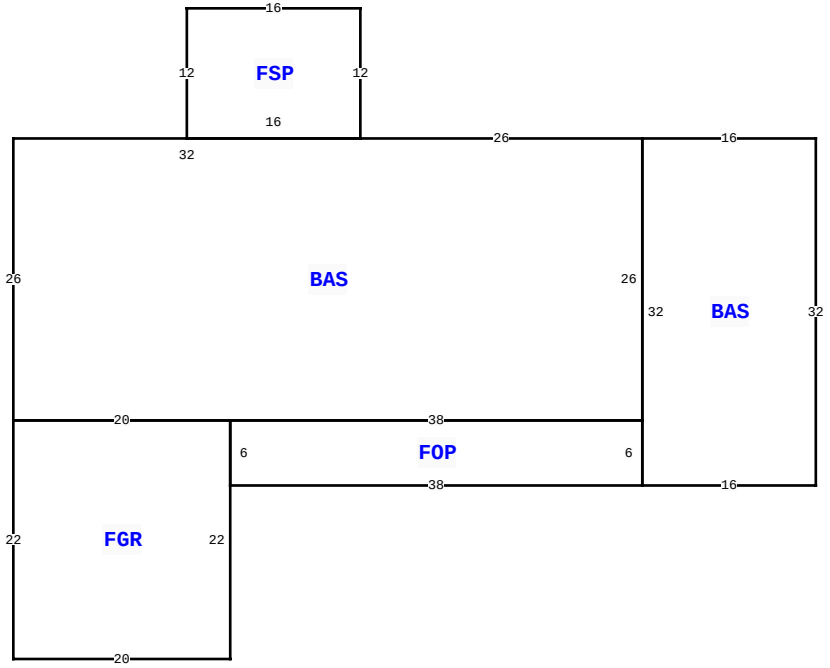
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	512	100		512	62,520
BAS	1,508	100		1,508	184,140
FGR	440	55		242	29,551
FOP	228	30		68	8,303
FSP	192	40		77	9,402
TOTALS	2,880			2,407	293,916

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,407	119.3640	131.30	316,039	2018	2018	0	0	0	7.00	93.00

1 SINGLE FAM 100% - 2023 Heated Area: 2020 HX Base Yr 2023



130 SW JOSHUA CT, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
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	849.00	UT	2.50	2.50	100	2018	2018	3	100	2,123	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2025	2024		100	1,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2025	2024		100	1,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	293,916
TOTAL MARKET OB/XF VALUE	5,123
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	334,039
SOH/AGL Deduction	2,512
ASSESSED VALUE	331,527
TOTAL EXEMPTION VALUE	HX HB VX 56,411
BASE TAXABLE VALUE	275,116
TOTAL JUST VALUE	334,039
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	339,390

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041855	Additions	40,000	05/05/2021
36499	SFR	861	03/26/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1493/49	6/16/2023	QC	U	I	11	100
GRANTOR: HOLDER KEVIN SR						
GRANTEE: HOLDER CECILIA						
1493/2003	6/16/2023	LE	U	I	14	100
GRANTOR: HOLDER CECILIA (ENH L						
GRANTEE: CHARLOTTE M HOLDER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W26 W32 S26 E20 E38 N26 $
BAS=[ORIG=0,0] E16 S32 W16 N32 $
FGR=[ORIG=-58,26] S22 E20 N22 W20 $
FOP=[ORIG=-38,26] S6 E38 N6 W38 $
FSP=[ORIG=-26,0] N12 W16 S12 E16 $
.

LAND DESCRIPTION

TOTAL OB/XF 5,123

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: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS