LOTS 21 & 22 CANNON CREEK PLACE
WD 1106-1411, WD 1166-2421, WD 1

CRAWFORD WAYNE MICHAEL
194 SW JOSHUA CT
LAKE CITY, FL 32024

2027

23-4S-16-03095-121

BUILDING CHARACTERISTICS

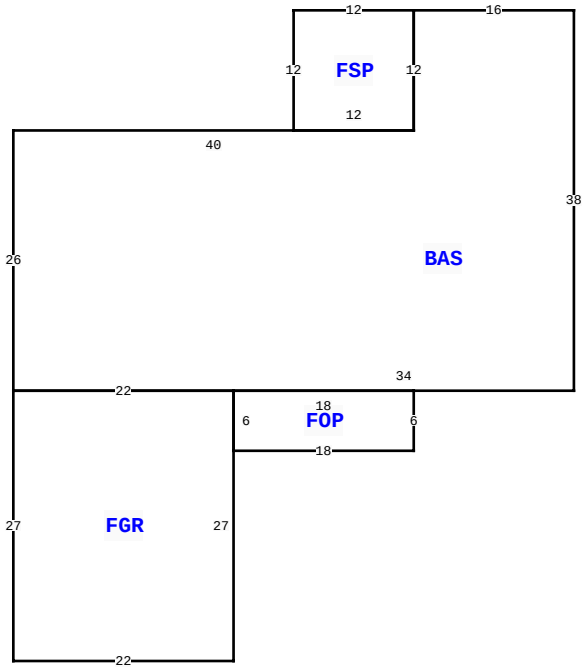
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
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	1,648	100		1,648	171,014
FGR	594	55		327	33,933
FOP	108	30		32	3,321
FSP	144	40		58	6,019
TOTALS	2,494			2,065	214,287

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,065	115.0422	126.55	261,326	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2027 Heated Area: 1648 HX Base Yr 2027



194 SW JOSHUA CT, 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	3	36	108.00	UT	3.00	3.00	100	2007	2007	3	100	324	
2	0040	BARN,POLE	0	100	24	36	864.00	UT	3.00	3.00	100	2009	2009	3	100	2,592	
3	0166	CONC,PAVMT	0	100	16	58	928.00	UT	2.50	2.50	100	2009	2009	3	100	2,320	
4	0280	POOL R/CON	0	100	14	30	420.00	UT	70.00	70.00	100	2014	2014	3	76	22,344	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,000	
6	0296	SHED METAL	0	100	25	25	625.00	UT	15.00	15.00	100	2018	2018	3	100	9,375	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	214,287
TOTAL MARKET OB/XF VALUE	37,955
TOTAL LAND VALUE - MARKET	64,750
TOTAL MARKET VALUE	316,992
SOH/AGL Deduction	0
ASSESSED VALUE	316,992
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	265,581
TOTAL JUST VALUE	316,992
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	319,301

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052190	Electrical Servic	0	01/29/2025
000051392	Roof Replacement	16,415	11/05/2024
31779	POOL	165	03/03/2014
25524	SFR	537	02/14/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1567/1571	4/30/2026	WD	Q	I	01	395,000
GRANTOR: PAX GEORGE EDWARD						
GRANTEE: CRAWFORD WAYNE MICH						
1378/0950	2/14/2019	WD	Q	I	03	231,000
GRANTOR: RONNIE L FOXX						
GRANTEE: GEORGE EDWARD PAX						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W16 S12 W40 S26 E22 E34 N38 $
FGR=[ORIG=-56,38] S27 E22 N27 W22 $
FSP=[ORIG=-16,0] W12 S12 E12 N12 $
FOP=[ORIG=-34,38] S6 E18 N6 W18 $
.

LAND DESCRIPTION

TOTAL OB/XF 37,955

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							
2	0700	C	MISC RES	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	0.85	35,000.00	29,750.00	29,750							

REVIEW DATE 06/24/2026 BY TP Total Acres: 1.05 Total Land Value: 64,750 Market: 0 Agricultural: 0 Common: 64,750 PRINTED 11/17/2026 BY SYS