

(AKA LOT 7 CANNON CREEK ACRES S/ AS): COMM SW COR OF SW1/4 OF NE1 FT, N 30.02 FT FOR POB, CONT N 2

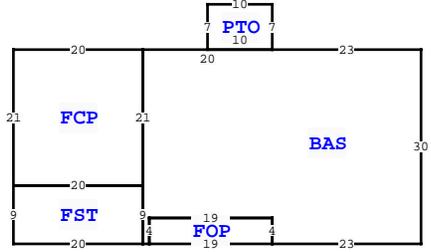
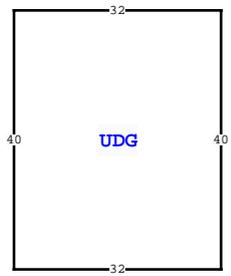
FEAGLE SHARON L  
423 SW CANNON CREEK DR  
LAKE CITY, FL 32024

**2026**

24-4S-16-03103-002  


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	02 WALL BD/WD 50
Interior Wall	05 DRYWALL 50
Interior Floor	14 CARPET 90
Interior Floor	06 VINYL ASB 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	05 05
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 06

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,149	111.5500	127.17	273,288	1972	1972	0	0	35.00	65.00	
1 SINGLE FAM 100% - 0 Heated Area: 1214 HX Base Yr												



NEIGHBORHOOD/LOC	24416.020	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,214	100		1,214	100,350
FCP	420	25		105	8,679
FOP	76	30		23	1,901
FST	180	55		99	8,184
PTO	70	5		4	331
UDG	1,280	55		704	58,193
<b>TOTALS</b>	<b>3,240</b>			<b>2,149</b>	<b>177,637</b>

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

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	1.00	UT	0.00	0.00	100	0	0	3	100	175	
2	0120	CLFENCE	4	0	100	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,600	
3	0296	SHED METAL	0	100	12	12	144.00	UT	5.00	5.00	50	1993	1993	3	50	360	

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	DPHT 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		A-1	224.00	210.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		177,637	
TOTAL MARKET OB/XF VALUE		2,135	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		214,772	
SOH/AGL Deduction		114,170	
ASSESSED VALUE		100,602	
TOTAL EXEMPTION VALUE		HX HB VX SX 100,602	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		214,772	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		211,657	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049226	Roof Replacement	10,000	02/16/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1310/0286	2/23/2016	LE U	I	14		100

GRANTOR: LEROY & SHARON L FEAG  
GRANTEE: THOMAS LEROY & KEIT

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS= W23 PTO= N7 W10 S7 E10\$ W20 FCP= W20 S21 E20 N21\$ S21 FST= W20 S9 E20 N9 \$ S9 E1 FOP= E19 N4 W19 S4\$ N4 E19 S4 E23 N30\$ PTR=N30 UDG= N40 W32 S40 E32\$ S30\$.												