

COMM SW COR OF SW1/4 OF NE1/4, R
E 30.02 FT FOR POB, CONT E 210 F
R/W RD, W ALONG R/W 108.14 FT, N

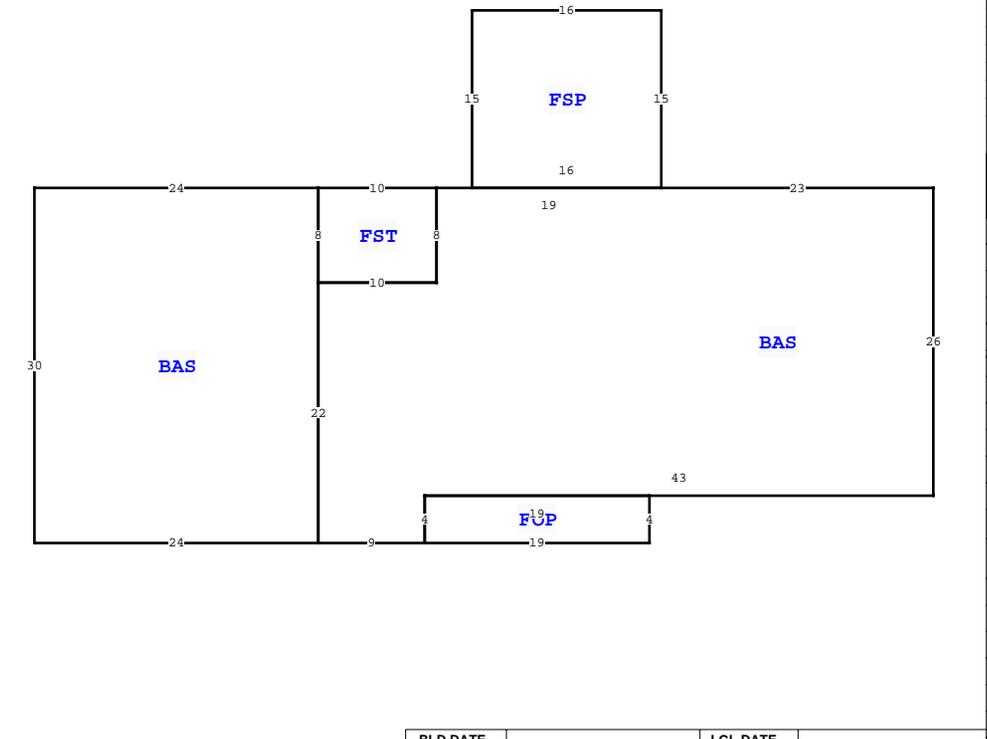
COOPER GRACE M
493 SW CANNON CREEK DRIVE
LAKE CITY, FL 32024

2026

24-4S-16-03103-003

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	12	CEDAR 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	06	VINYL ASB 40
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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,191	106.7970	121.75	266,754	1972	1978	0	0	35.00	65.00



Quality		05 05			
DOR CODE		0100 SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC		24416.020 1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100		720	56,979
BAS	1,308	100		1,308	103,512
FOP	76	30		23	1,820
FSP	240	40		96	7,597
FST	80	55		44	3,482
TOTALS	2,424			2,191	173,390

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE			173,390	
TOTAL MARKET OB/XF VALUE			18,416	
TOTAL LAND VALUE - MARKET			35,000	
TOTAL MARKET VALUE			226,806	
SOH/AGL Deduction			100,615	
ASSESSED VALUE			126,191	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			74,780	
TOTAL JUST VALUE			226,806	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			223,759	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1483/796	1/23/2023	PB U		I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: COOPER GRACE M						
0807/0494	6/07/1995	WD U		I	11	60,000
GRANTOR: NORWEST FINANCIAL FLO						
GRANTEE: WILLIS O COOPER						

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	0280	POOL R/CON	0	100	32	16			512.00	UT	70.00				14,336	
2	0180	FPLC 1STRY	0	100	0	0			1.00	UT	2,000.00				2,000	
3	0070	CARPORT UF	0	100	0	0			200.00	UT	2.00				200	
4	0080	DECKING	0	100	12	18			216.00	UT	5.00				1,080	
5	0169	FENCE/WOOD	0	100	0	0			1.00	UT	0.00				600	
6	0296	SHED METAL	0	100	0	0			1.00	UT	0.00				200	

TOTAL OB/XF												18,416												
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		A-1	210.00	224.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W23 FSP= N15 W16 S15 E16\$ W19 FST= W10 S8 E10 N8\$ S8 W10 BAS= N8 W24 S30 E24 N22\$ S22 E9 FOP= E19 N4 W19 S4\$ N4 E43 N26\$.											

LAND DESCRIPTION												TOTAL OB/XF												18,416				
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		A-1	210.00	224.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000											