

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

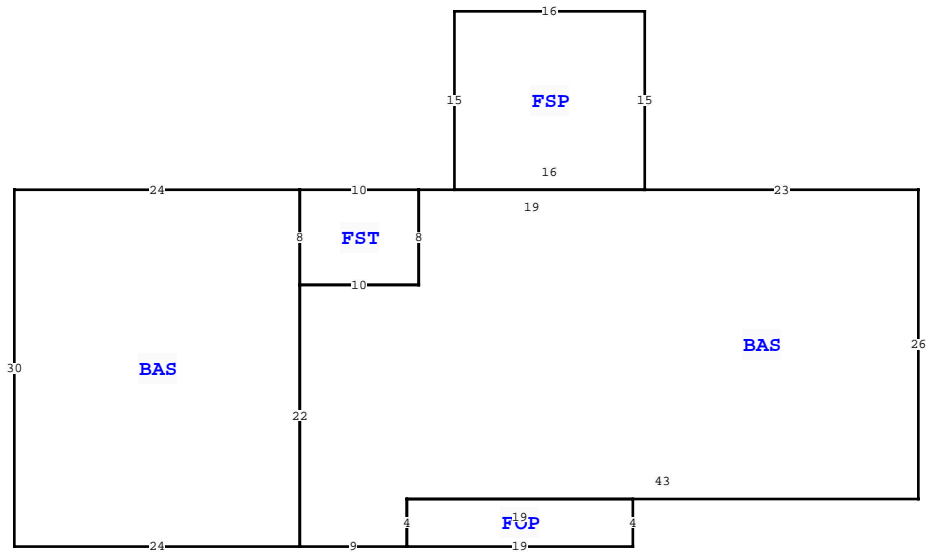
COOPER GRACE M
493 SW CANNON CREEK DRIVE
LAKE CITY, FL 32024

2026

24-4S-16-03103-003

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
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
BAS	720	100	
BAS	1,308	100	
FOP	76	30	
FSP	240	40	
FST	80	55	
TOTALS	2,424		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 1996								
Heated Area: 2028 HX Base Yr 1996											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			170,343
TOTAL MARKET OB/XF VALUE			18,416
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			223,759
SOH/AGL Deduction			97,568
ASSESSED VALUE			126,191
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			74,780
TOTAL JUST VALUE			223,759
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
1	0280	POOL R/CON	0	100	32	16		512.00	70.00	100	1993
2	0180	FPLC 1STRY	0	100	0	0		1.00	2,000.00	100	1993
3	0070	CARPORT UF	0	100	0	0		200.00	2.00	50	1993
4	0080	DECKING	0	100	12	18		216.00	5.00	100	1993
5	0169	FENCE/WOOD	0	100	0	0		1.00	0.00	100	1993
6	0296	SHED METAL	0	100	0	0		1.00	0.00	100	2014

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\$.	