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

2027

24-4S-16-03103-003

BUILDING CHARACTERISTICS

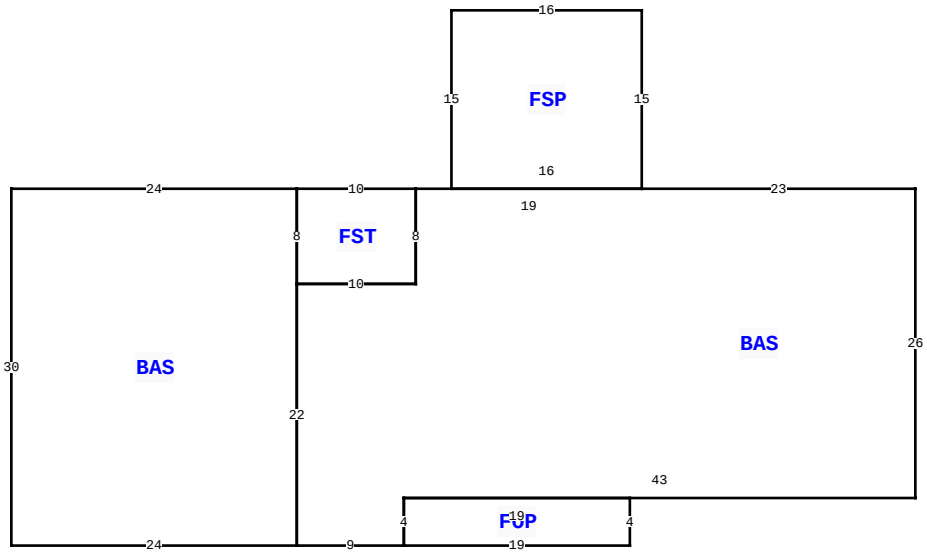
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	06	VINYL ASB 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100		720	54,981
BAS	1,308	100		1,308	99,882
FOP	76	30		23	1,756
FSP	240	40		96	7,331
FST	80	55		44	3,360
TOTALS	2,424			2,191	167,309

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	117.48	257,399	1972	1978	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1996 Heated Area: 2028 HX Base Yr 1996



493 SW CANNON CREEK DR, 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	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1993	1993	3	40	14,336	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	100	2,000	
3	0070	CARPORT UF	0	100	0	0	200.00	UT	2.00	2.00	50	1993	1993	3	50	200	
4	0080	DECKING	0	100	12	18	216.00	UT	5.00	5.00	100	1993	1993	3	100	1,080	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		167,309
TOTAL MARKET OB/XF VALUE		18,416
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		220,725
SOH/AGL Deduction		90,748
ASSESSED VALUE		129,977
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		78,566
TOTAL JUST VALUE		220,725
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						

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

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

REVIEW DATE 06/24/2020 BY KR Total Acres: 1.08 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS