

COMM SW COR OF SW1/4 OF NE1/4, R  
E 30.02 FT TO E R/W OF RD FOR PO  
FT, S 210 FT, W 210 FT, N 210 FT

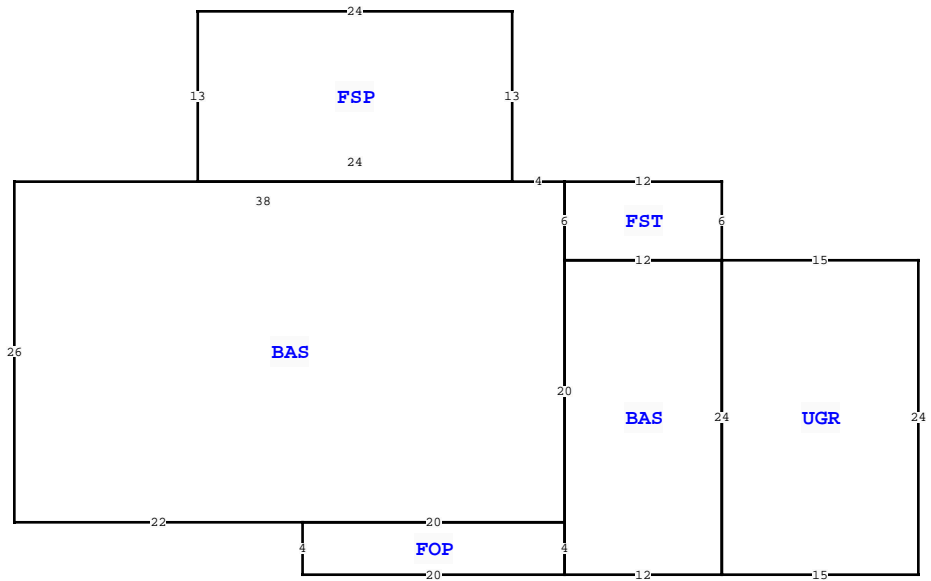
SHIREY RICHARD  
539 SW CANNON CREEK DR  
LAKE CITY, FL 32024

**2026**

24-4S-16-03103-004  
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK 80	
Exterior Wall	32	HARDIE BRD 20	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	04	PLYWOOD 100	
Interior Floor	14	CARPET 90	
Interior Floor	08	SHT VINYL 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		1.5 100	
Frame	01	NONE 100	
Stories	1.	1. 100	
Architectural	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	288	100	
BAS	1,092	100	
FOP	80	30	
FSP	312	40	
FST	72	55	
UGR	360	45	
TOTALS	2,204		1,731

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%	- 2022		Heated Area: 1380					HX Base Yr 2022	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		206,734	
TOTAL MARKET OB/XF VALUE		3,582	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		245,316	
SOH/AGL Deduction		52,651	
ASSESSED VALUE		192,665	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		141,254	
TOTAL JUST VALUE		245,316	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		247,539	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1440/1076	6/16/2021	WD	Q	I	01	210,000
GRANTOR: MCGINNIS KEVIN K						
GRANTEE: SHIREY RICHARD						
1372/2032	11/14/2018	WD	Q	I	01	43,700
GRANTOR: ALBERT S GRIFFIN IND&						
GRANTEE: KEVIN K MCGINNIS						

EXTRA FEATURES		539 SW CANNON CREEK DR, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0190	FPLC PF	0 100
2	0210	GARAGE U	0 100
3	0166	CONC, PAVMT	0 100
4	0169	FENCE/WOOD	0 100

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	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0210	GARAGE U	0 100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,782	
3	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	300	
4	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
<b>TOTAL OB/XF 3,582</b>																

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W4 FSP= N13 W24 S13 E24\$ W38 S26 E22 FOP= S4 E20 N4 W20\$ E20 BAS= S4 E12 UGR= E15 N24 W15 S24\$ N24 W12 S20\$ N20 FST= E12 N6 W12 S6\$ N6\$.	

LAND DESCRIPTION		TOTAL OB/XF 3,582																						
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	210.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							