

COMM SW COR OF SW1/4 OF NE1/4 RU  
E 30.02 FT FOR POB, RUN E 210 FT  
210 FT, N 210 FT TO POB. (AKA LO

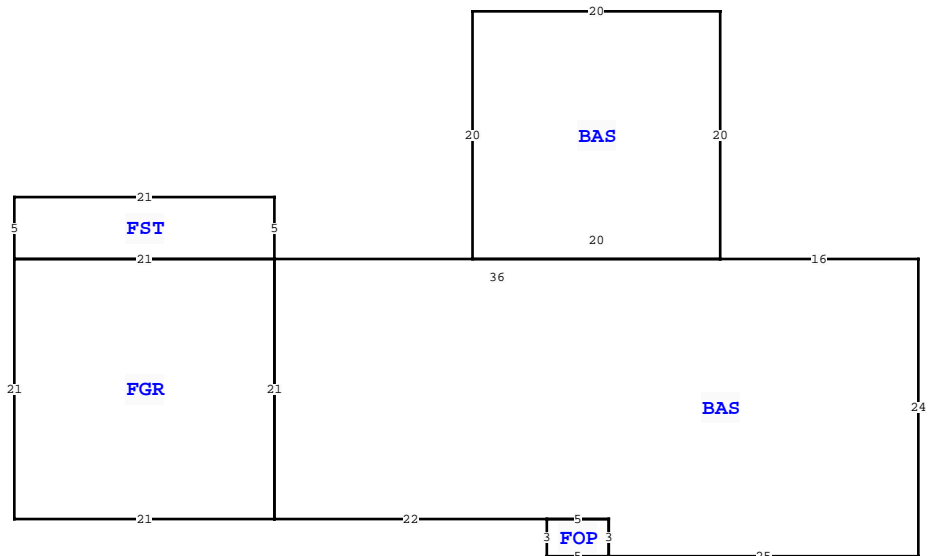
WEATHERS AARON LEE  
659 SW CANNON CREEK DR  
LAKE CITY, FL 32024

**2026**

24-4S-16-03103-005  


BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	19	COMMON BRK	70		
Exterior Wall	31	VINYL SID	30		
Roof Structure	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	80		
Interior Wall	04	PLYWOOD	20		
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		2	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	400	100		400	42,851
BAS	1,167	100		1,167	125,017
FGR	441	55		243	26,032
FOP	15	30		4	429
FST	105	55		58	6,213
TOTALS	2,128			1,872	200,542

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,872	114.0480	127.73	239,111	1973	2010	0	0	16.13	83.87
1 SINGLE FAM			100% - 2022	Heated Area: 1567			HX Base Yr 2022				



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 2				Tax Dist:		
BUILDING MARKET VALUE				200,542		
TOTAL MARKET OB/XF VALUE				15,636		
TOTAL LAND VALUE - MARKET				35,000		
TOTAL MARKET VALUE				251,178		
SOH/AGL Deduction				33,814		
ASSESSED VALUE				217,364		
TOTAL EXEMPTION VALUE				HX HB 51,411		
BASE TAXABLE VALUE				165,953		
TOTAL JUST VALUE				251,178		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				253,761		
SALE:1:1: 1.01 AC WITH HOUSE						
LAND:1:1: 1.01 AC.						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
00005597	Storage Building	22,000	05/04/2026			
00005379	Right-of-Way Acce		03/30/2026			
000043758	Remodel	20,380	02/22/2022			
40246	REMODEL	0	07/29/2020			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1446/1078	8/25/2021	WD	Q	I	01	215,000
GRANTOR: PETERMANN SANDRA						
GRANTEE: WEATHERS AARON LEE						
1340/2390	7/14/2017	WD	U	I	11	100
GRANTOR: SANDRA PETERMANN						
GRANTEE: SANDRA PETERMANN &						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W16 BAS= N20 W20 S20 E20\$ W36 FST= N5 W21 S5 E21\$ FGR= W21 S21 E21 N21\$ S21 E22FOP= S3 E5 N3 W5\$ E5 S3 E25 N24\$.						

EXTRA FEATURES		BLD DATE		LGL DATE													
L	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	0210	GARAGE U	0	100	24	28	672.00	UT	18.00	18.00	100	1993	1993	3	100	12,096	
2	0166	CONC, PAVMT	0	100	0	0	1,520.00	UT	2.00	2.00	100	1993	1993	3	100	3,040	
3	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	

LAND DESCRIPTION												TOTAL OB/XF				15,636									
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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				A-1	210.00	210.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 02/25/2025 BY ks																								
Total Acres: 1.01					Total Land Value: 35,000					Market: 0					Agricultural: 0					Common: 35,000				