

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

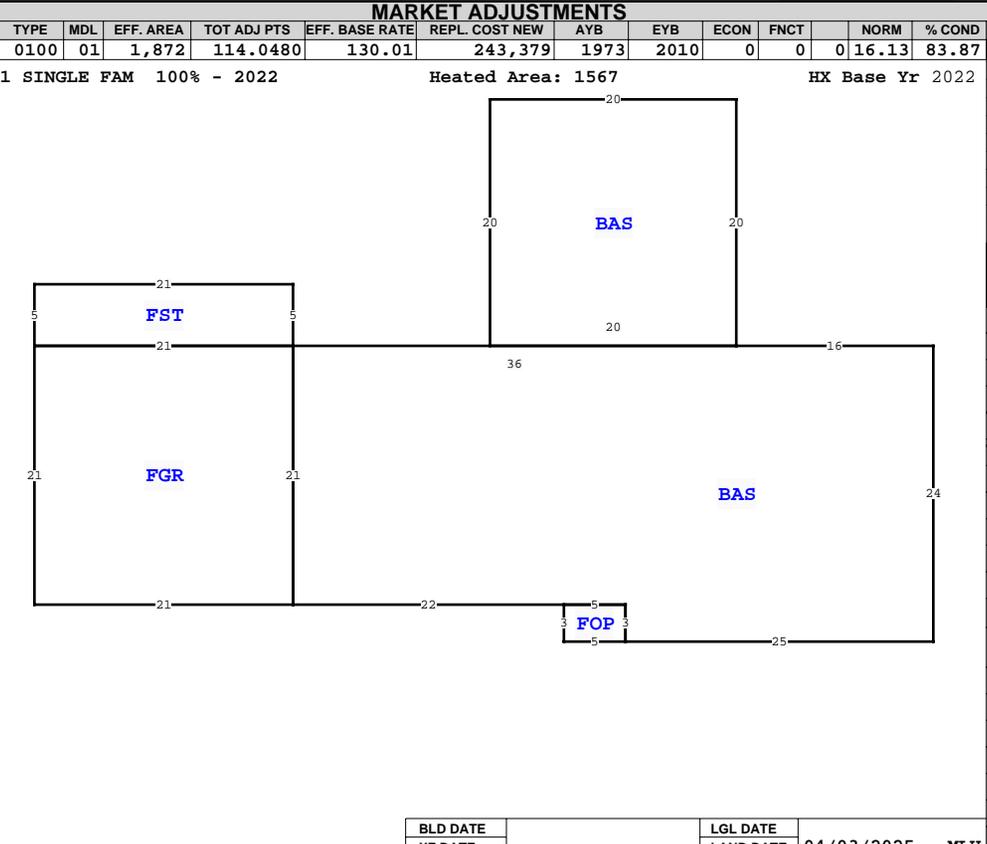
WEATHERS AARON LEE
659 SW CANNON CREEK DR
LAKE CITY, FL 32024

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	43,616
BAS	1,167	100		1,167	127,249
FGR	441	55		243	26,496
FOP	15	30		4	436
FST	105	55		58	6,325
TOTALS	2,128			1,872	204,122

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: 1567				HX Base Yr 2022				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			204,122
TOTAL MARKET OB/XF VALUE			15,636
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			254,758
SOH/AGL Deduction			37,394
ASSESSED VALUE			217,364
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			165,953
TOTAL JUST VALUE			254,758
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.			

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 &						

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	0210	GARAGE U	0	100	24	28	UT	18.00	18.00	100	1993	1993	3	100	12,096	
2	0166	CONC, PAVMT	0	100	0	0	UT	2.00	2.00	100	1993	1993	3	100	3,040	
3	0040	BARN, POLE	0	100	0	0	UT	0.00	0.00	100	1993	1993	3	100	500	

BUILDING NOTES			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE		04/03/2025	
LAND DATE		MLU	
AG DATE			

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\$.														

LAND DESCRIPTION															TOTAL OB/XF									
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							