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

2027

24-4S-16-03103-005

BUILDING CHARACTERISTICS

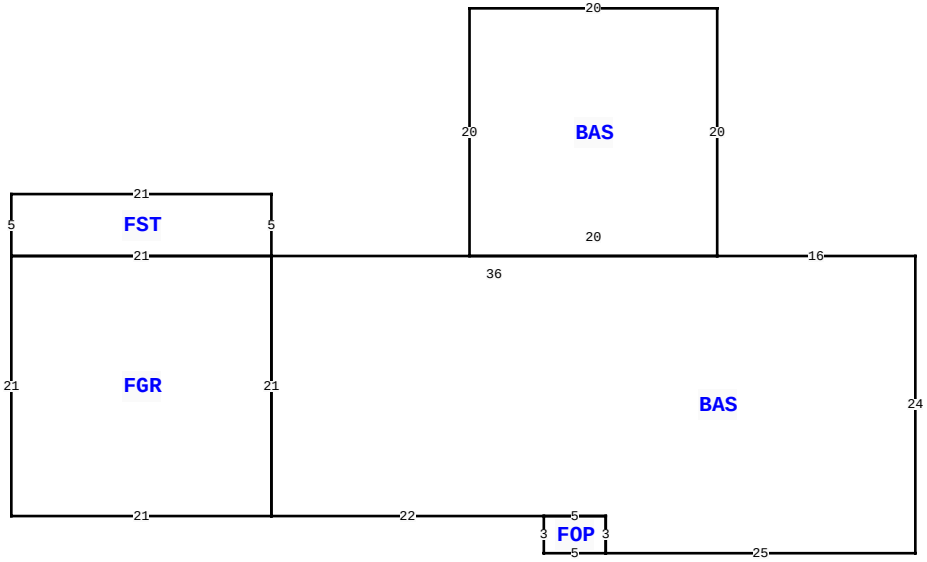
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	400	100		400	42,086
BAS	1,167	100		1,167	122,786
FGR	441	55		243	25,567
FOP	15	30		4	421
FST	105	55		58	6,102
TOTALS	2,128			1,872	196,962

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	125.45	234,842	1973	2010	0	0	0	16.13	83.87

1 SINGLE FAM 100% - 2022 Heated Area: 1567 HX Base Yr 2022



659 SW CANNON CREEK DR, LAKE CITY

BLD DATE		LGL DATE	04/03/2025 MLU
XF DATE		LAND DATE	
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	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	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		196,962
TOTAL MARKET OB/XF VALUE		15,636
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		247,598
SOH/AGL Deduction		23,713
ASSESSED VALUE		223,885
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		172,474
TOTAL JUST VALUE		247,598
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		251,178

SALE:1:1: 1.01 AC WITH HOUSE

LAND:1:1: 1.01 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055597	Storage Building	22,000	05/04/2026
000055379	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$.

LAND DESCRIPTION

TOTAL OB/XF 15,636

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	210.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 07/22/2026 BY kellen Total Acres: 1.01 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS