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

DAVIS ANNE SMITH
569 SW CANNON CREEK DR
LAKE CITY, FL 32024

2027

24-4S-16-03103-006

BUILDING CHARACTERISTICS

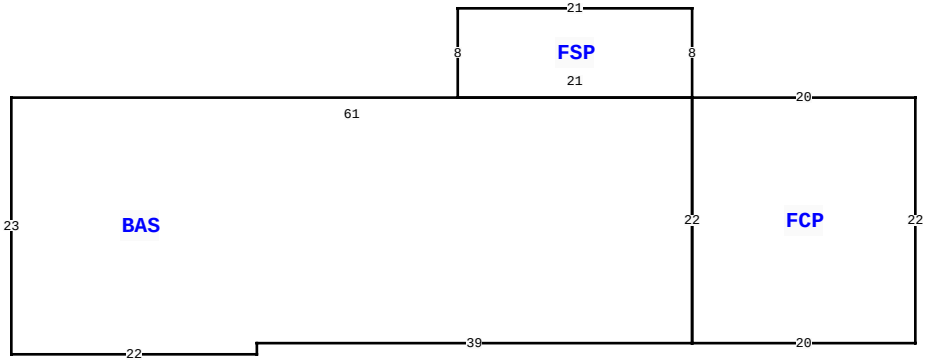
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	05	ASPH TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
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	1,364	100		1,364	71,419
FCP	440	25		110	5,760
FSP	168	40		67	3,508
TOTALS	1,972			1,541	80,687

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,541	118.9980	130.90	201,717	1973	1973	0	0	25	35.00	40.00

1 SINGLE FAM 100% - 0 Heated Area: 1364 HX Base Yr



569 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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0296	SHED METAL	0	100	8	8	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
4	0262	PRCH,FOP	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	80,687
TOTAL MARKET OB/XF VALUE	1,000
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	116,687
SOH/AGL Deduction	54,667
ASSESSED VALUE	62,020
TOTAL EXEMPTION VALUE	HX HB VX 98 62,020
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	116,687
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	118,154

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1488/707	4/13/2023	LE	U	I	14	100
GRANTOR: DAVIS COLA WENDELL						
GRANTEE: DAVIS COLA WENDELL						
1474/59	8/23/2022	LE	U	I	14	100
GRANTOR: DAVIS COLA WENDELL						
GRANTEE: DAVIS COLA WENDELL						

BUILDING NOTES

BUILDING DIMENSIONS

FSP= N8 W21 S8 E21$ BAS= W61S23 E22 N1 E39 FCP= E20 N22 W20 S22$ N22$.

LAND DESCRIPTION

TOTAL OB/XF 1,000

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 02/25/2025 BY KS Total Acres: 1.01 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS