

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

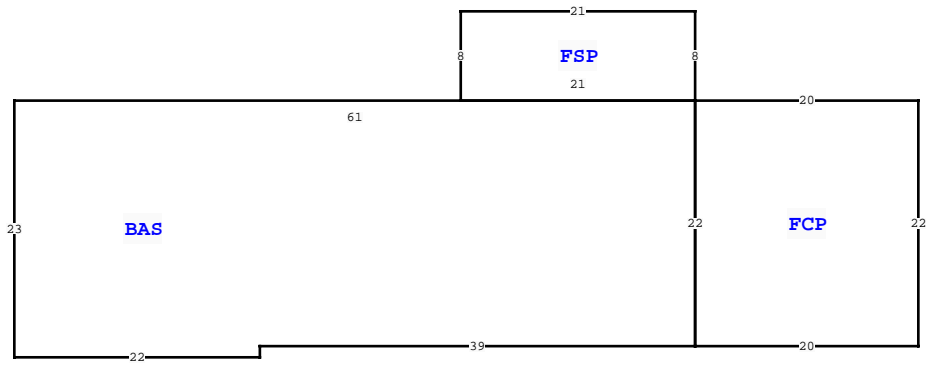
2026

24-4S-16-03103-006



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	04	PLYWOOD	100
Interior Floor	14	CARPET	70
Interior Floor	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	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
BAS	1,364	100	
FCP	440	25	
FSP	168	40	
TOTALS	1,972		

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	133.28	205,384	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	
XF DATE		LAND DATE	04/03/2025
INC DATE		AG DATE	MLU

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	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	

TOTAL OB/XF 1,000

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							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			82,154
TOTAL MARKET OB/XF VALUE			1,000
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			118,154
SOH/AGL Deduction			57,940
ASSESSED VALUE			60,214
TOTAL EXEMPTION VALUE	HX HB VX 98		60,214
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			118,154
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	I	14	100
GRANTOR: DAVIS COLA WENDELL						
GRANTEE: DAVIS COLA WENDELL						
1474/59	8/23/2022	LE U	I	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\$.