

COMM SW COR OF SW1/4 OF NE1/4, R  
N 30.02 FT TO N R/W OF CO RD FOR  
224 FT, E 226 FT, S 224 FT TO N

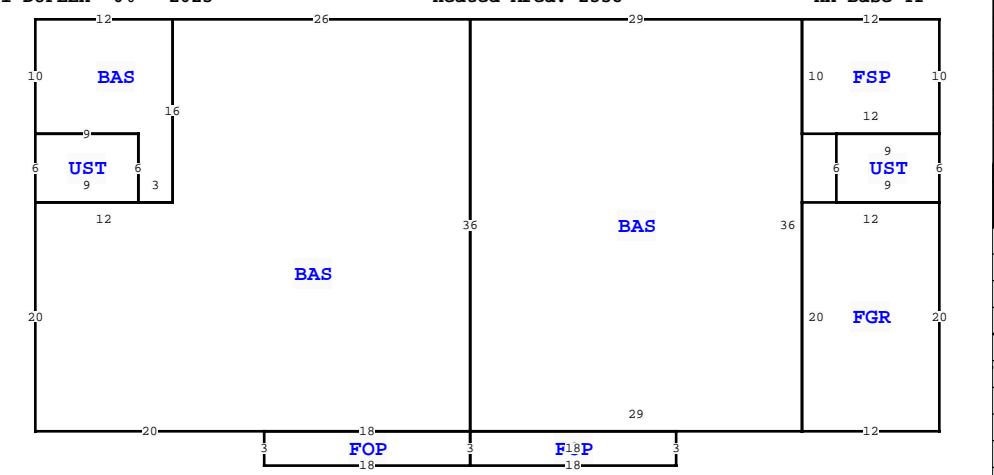
STLWFAR FOUNDATION CORPORATION  
709 SW SHERLOCK TER  
LAKE CITY, FL 32024

**2026**

24-4S-16-03103-016

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	18	CEMENT BRK	50
Exterior Wall	31	VINYL SID	50
Roof Structure	08	IRREGULAR	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1	100
Frame	02	WOOD FRAME	100
Story Height		0	100
RMS		0	100
Stories	0	0	100
Units		2	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	06	06	
DOR CODE	0800MULTI-FAM <10		
MAP NUM		MKT AREA	06

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	DUPLEX	0%	- 2025									



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	138	100		138	13,076
BAS	1,044	100		1,044	98,920
BAS	1,176	100		1,176	111,428
FGR	240	55		132	12,507
FOP	54	30		16	1,516
FOP	54	30		16	1,516
FSP	120	40		48	4,548
UST	54	45		24	2,274
UST	54	45		24	2,274
TOTALS	2,934			2,618	248,060

331 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	0294	SHED WOOD/	0	0	8	12	96.00	UT	14.00	14.00	100	1993	1993	3	100	1,344	
2	0166	CONC, PAVMT	0	0	14	28	392.00	UT	3.00	3.00	100	1993	1993	3	100	1,176	
3	0166	CONC, PAVMT	0	0	12	16	192.00	UT	3.00	3.00	100	1993	1993	3	100	576	
4	0294	SHED WOOD/	0	0	10	20	200.00	UT	12.00	12.00	100	2009	2009	3	100	2,400	
5	0252	LEAN-TO W/	0	0	8	14	112.00	UT	2.00	2.00	100	2009	2009	3	100	224	
6	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	

TOTAL OB/XF 6,520

LAND DESCRIPTION																								
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	0300	C	MULTI-FAM	0		A-1	113.00	224.00	0.50	LT		1.00	1.00	1.00	35,000.00	35,000.00	17,500							
2	0300	C	MULTI-FAM	0		00	113.00	224.00	0.50	LT		1.00	1.00	1.00	35,000.00	35,000.00	17,500							

COLUMBIA COUNTY PROPERTY				PAGE 1 of 2	2
VALUATION SUMMARY					
VALUATION BY	STANDARD				
Tax Group: 2	Tax Dist:				
BUILDING MARKET VALUE	471,200				
TOTAL MARKET OB/XF VALUE	6,520				
TOTAL LAND VALUE - MARKET	35,000				
TOTAL MARKET VALUE	512,720				
SOH/AGL Deduction	0				
ASSESSED VALUE	512,720				
TOTAL EXEMPTION VALUE	0				
BASE TAXABLE VALUE	512,720				
TOTAL JUST VALUE	512,720				
NCON VALUE	0				
INCOME VALUE	0				
PREVIOUS YEAR MKT VALUE	468,780				
LAND:2:1: MULTI-USE					
SALE:2:1: VICTOR IS JEFFERY'S FATHER-IN-LAW					
LAND:1:1: 1.16 AC. MULTI-USE					
BLDG:1:1: CODED *N FOR A-10:HX PULLED OUT ON PLOT					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1510/1585	3/18/2024	WD	U	I	11	100
GRANTOR: STLWFAR LLC						
GRANTEE: STLWFAR FOUNDATION						
1507/194	1/18/2024	WD	Q	I	01	550,000
GRANTOR: MCFEELY JOHN JR						
GRANTEE: STLWFAR LLC						

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W29 BAS= W26 BAS= W12 S10 UST= S6 E9 N6 W9\$ E9 S6 E3 N16\$ S16 W12 S20 E20 FOP= S3 E18 N3 W18\$ E18 N36\$ S36 FOP= S3 E18 N3 W18\$ E29 FGR= E12 N20 W12 S 20\$ N36\$ FSP= E12 S10 UST= W9 S6E9 N6\$ W12 N10\$.												

