LOT 1 CANNON CREEK ACRES S/D.
ALSO BEG AT SW COR OF LOT 3 RUN
LOT THE LINE 117.76 FT, THENCE N

MASON ERIN NICOLE/MASON SHANNON
279 SW CANNON CREEK RD
LAKE CITY, FL 32024

2027

24-4S-16-03104-014

BUILDING CHARACTERISTICS

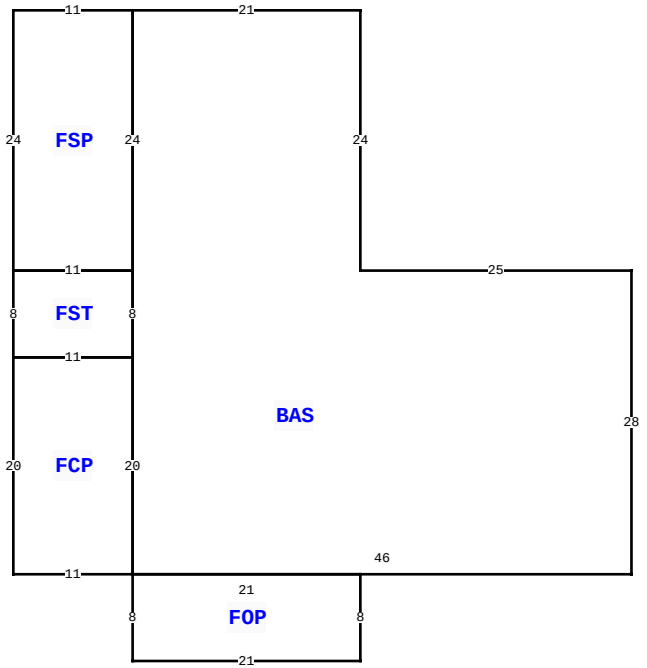
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 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	24416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,792	100		1,792	164,354
FCP	220	25		55	5,045
FOP	168	30		50	4,586
FSP	264	40		106	9,722
FST	88	55		48	4,402
TOTALS	2,532			2,051	188,108

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,051	113.0580	124.36	255,062	1978	2000	0	0	0	26.25	73.75

1 SINGLE FAM 100% - 2024 Heated Area: 1792 HX Base Yr 2024



279 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	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1985	1985	3	40	14,336	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1978	1978	3	100	1,200	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0169	FENCE/WOOD	0	100	0	0	144.00	UT	7.50	7.50	50	1993	1993	3	50	540	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
6	0021	BARN,FR AE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
7	0262	PRCH,FOP	0	100	8	16	128.00	UT	10.00	10.00	100	2009	2009	3	100	1,280	
8	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	3,500	
9	0296	SHED METAL	0	100	30	12	1.00	UT	0.00	0.00	100	0	0	3	100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		188,108
TOTAL MARKET OB/XF VALUE		23,156
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		246,264
SOH/AGL Deduction		0
ASSESSED VALUE		246,264
TOTAL EXEMPTION VALUE	HX HB 13	246,264
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		246,264
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		249,683

LAND:1:1: 1.00 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1492/585	6/06/2023	WD	Q	I	01	303,000
GRANTOR: GALVIN SEAN P						
GRANTEE: MASON ERIN NICOLE						
1327/2481	12/22/2016	WD	Q	I	01	139,900
GRANTOR: ROBERT A MORRIS & PAT						
GRANTEE: SEAN P GALVIN & COL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 N24 W21 FSP= W11S24E11 N24$ S24 FST= W11 S8 E11 N8$ S8 FCP= W11 S20 E11 N20$ S20 FOP= S8 E21 N8 W21$E46 N 28$.

LAND DESCRIPTION

TOTAL OB/XF 23,156

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		RSF-1	214.00	204.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 02/20/2025 BY KS Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS