

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

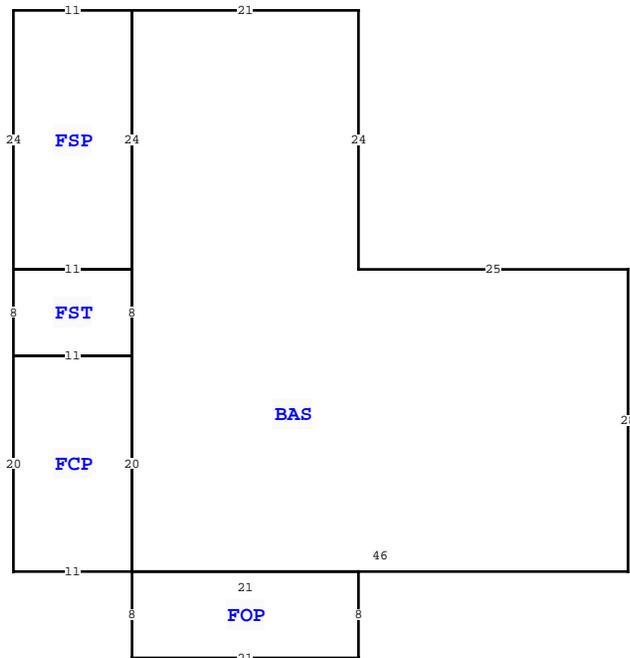
2026

24-4S-16-03104-014



BUILDING CHARACTERISTICS		CD		CONSTRUCTION	
Exterior Wall	19	COMMON BRK	80		
Exterior Wall	05	AVERAGE	20		
Roof Structure	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	08	SHT VINYL	50		
Interior Floor	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	170,341
FCP	220	25		55	5,228
FOP	168	30		50	4,753
FSP	264	40		106	10,076
FST	88	55		48	4,563
TOTALS	2,532			2,051	194,960

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100% - 2024			264,353	1978	2000	0	0	26.25	73.75
Heated Area: 1792 HX Base Yr 2024											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		194,960	
TOTAL MARKET OB/XF VALUE		23,156	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		253,116	
SOH/AGL Deduction		1,780	
ASSESSED VALUE		251,336	
TOTAL EXEMPTION VALUE		HX HB 13 251,336	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		253,116	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		252,410	
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						

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	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	

TOTAL OB/XF												23,156					
279 SW CANNON CREEK DR, LAKE CITY												BLD DATE		LGL DATE		04/03/2025	MLU
												XF DATE		LAND DATE			
												INC DATE		AG DATE			

BUILDING NOTES											
BAS= W25 N24 W21 FSP= W11S24E11 N24S S24 FST= W11 S8 E11 N8S S8 FCP= W11 S20 E11 N20S S20 FOP= S8 E21 N8 W21S46 N 28S.											

LAND DESCRIPTION												TOTAL OB/XF												23,156					
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		RSF	1214.00	204.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000												