

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

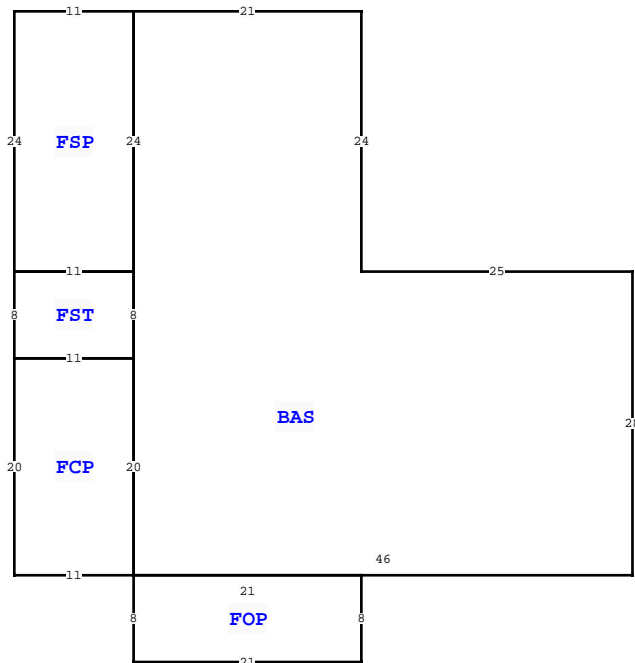
2026

24-4S-16-03104-014



BUILDING CHARACTERISTICS		
ELEMENT	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
BAS	1,792	100
FCP	220	25
FOP	168	30
FSP	264	40
FST	88	55
TOTALS	2,532	

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		259,698	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		191,527
TOTAL MARKET OB/XF VALUE		23,156
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		249,683
SOH/AGL Deduction		0
ASSESSED VALUE		249,683
TOTAL EXEMPTION VALUE	HX HB 13	249,683
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		249,683
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		252,410

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
1	0280	POOL R/CON
2	0190	FPLC PF
3	0120	CLFENCE 4
4	0169	FENCE/WOOD
5	0166	CONC, PAVMT
6	0021	BARN, FR AE
7	0262	PRCH, FOP
8	0296	SHED METAL
9	0296	SHED METAL

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0280	POOL R/CON	0	100	32	16	UT	70.00	70.00	100	1985
2	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	1978
3	0120	CLFENCE 4	0	100	0	0	UT	0.00	0.00	100	1993
4	0169	FENCE/WOOD	0	100	0	0	UT	7.50	7.50	50	1993
5	0166	CONC, PAVMT	0	100	0	0	UT	0.00	0.00	100	1993
6	0021	BARN, FR AE	0	100	0	0	UT	0.00	0.00	100	0
7	0262	PRCH, FOP	0	100	8	16	UT	10.00	10.00	100	2009
8	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	0
9	0296	SHED METAL	0	100	30	12	UT	0.00	0.00	100	0
TOTALS											

BUILDING NOTES		

BUILDING DIMENSIONS		
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											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		RSF-1	214.00	204.00	1.00	LT	1.00