LOT 2 CANNON CREEK ACRES S/D.
417-465, LE 1009-2671, DC 1009
-2673, DC 1131-2539, WD 1140-

THEBO URIAH LEE MALKYE
249 SW CANNON CREEK DR
LAKE CITY, FL 32024

2027

24-4S-16-03104-015

BUILDING CHARACTERISTICS

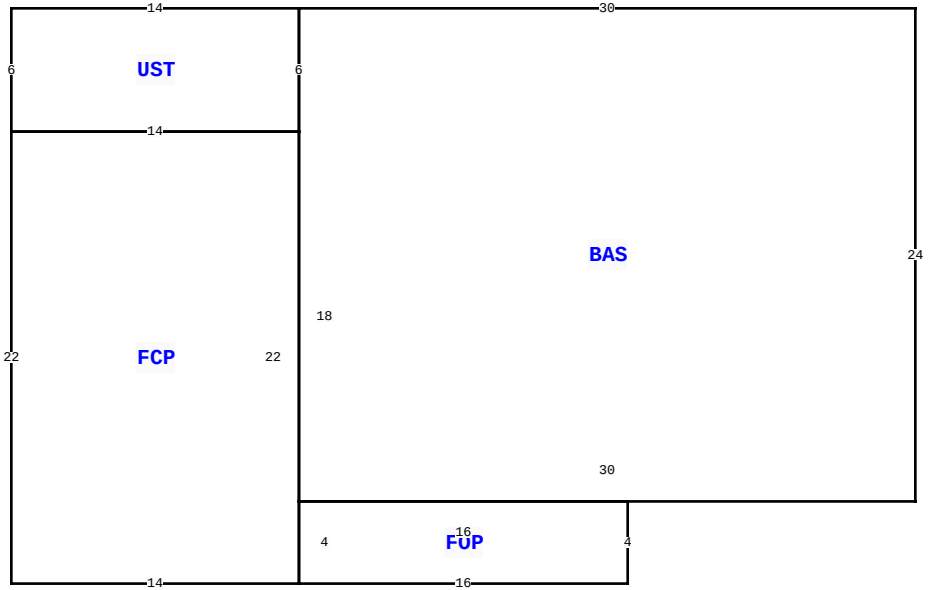
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 50
Interior Floo	14	CARPET 50
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
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	720	100		720	49,678
FCP	308	25		77	5,313
FOP	64	30		19	1,311
UST	84	45		38	2,622
TOTALS	1,176			854	58,924

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	854	96.5016	106.15	90,652	1981	1981	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2024 Heated Area: 720 HX Base Yr



249 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	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	5,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	58,924
TOTAL MARKET OB/XF VALUE	5,000
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	98,924
SOH/AGL Deduction	0
ASSESSED VALUE	98,924
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	98,924
TOTAL JUST VALUE	98,924
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	99,995

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049377	Roof Replacement	7,500	03/08/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1371/2742	11/01/2018	WD	U	I	12	45,700
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: URIAH LEE MALAKYE T						
1371/2740	10/24/2018	WD	U	I	11	100
GRANTOR: CITIMORTGAGE INC						
GRANTEE: FEDERAL HOME LOAN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 UST= W14 S6 E14 N6$S6 FCP= W14 S22 E14 N22$ S18 FOP= S4 E16 N4 W16$ E30 N24$.

LAND DESCRIPTION

TOTAL OB/XF 5,000

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	0		RSF-1	255.00	214.00	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: 1.25 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS