

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

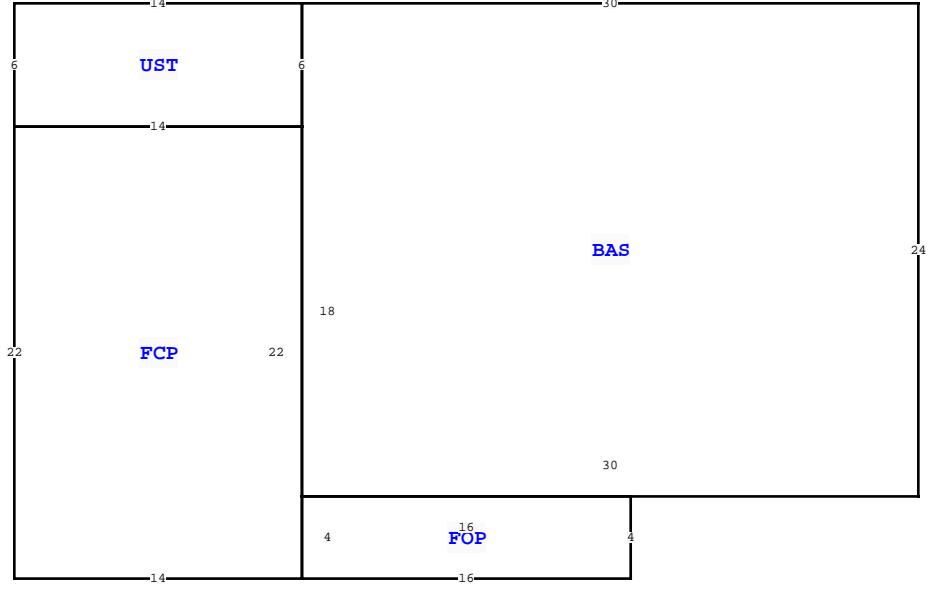
2026

24-4S-16-03104-015



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	80
Exterior Wall	19	COMMON BRK	20
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	06	VINYL ASB	50
Interior Floor	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
BAS	720	100	
FCP	308	25	
FOP	64	30	
UST	84	45	
TOTALS	1,176		854
			59,995

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	0%	- 2024								
			Heated Area: 720			HX Base Yr					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			59,995
TOTAL MARKET OB/XF VALUE			5,000
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			99,995
SOH/AGL Deduction			0
ASSESSED VALUE			99,995
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			99,995
TOTAL JUST VALUE			99,995
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						

EXTRA FEATURES		249 SW CANNON CREEK DR, LAKE CITY															
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	0140	CLFENCE	6	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	5,000	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/03/2025	MLU

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							
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	0		RSF	1255.00	214.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							