

LOT 3 CANNON CREEK ACRES S/D.
ALSO COMM AT THE SW COR OF LOT 3
ALONG LOT LINE 117.76 FT TO POB,

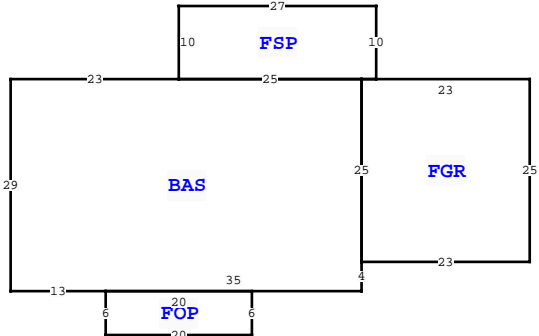
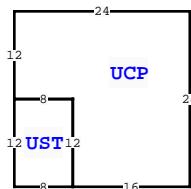
CAMPMAN CATHERINE E
157 SW CHRIS TER
LAKE CITY, FL 32024

2026

24-4S-16-03104-016


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	60
Interior Floor	12	HARDWOOD	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	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
BAS	1,392	100	
FGR	575	55	
FOP	120	30	
FSP	270	40	
UCP	480	20	
UST	96	45	
TOTALS	2,933		

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%	- 2018		Heated Area: 1392					HX Base Yr 2018	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		197,273	
TOTAL MARKET OB/XF VALUE		5,536	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		237,809	
SOH/AGL Deduction		84,314	
ASSESSED VALUE		153,495	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		102,084	
TOTAL JUST VALUE		237,809	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		240,440	
LAND:1:1: 0.98 AC.			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044722	Roof Replacement	16,200	06/21/2022
16354	SFR	220	12/02/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1401/0642	12/13/2019	QC	U	I	11	100
GRANTOR: DOUGLAS J CORDERO						
GRANTEE: CATHERINE E CAMPMAN						
1325/1251	10/21/2016	WD	U	I	11	100
GRANTOR: ROBERT ALBERT JR & PA						
GRANTEE: PATRICIA MORRIS (A)						

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	0166	CONC, PAVMT	0	100	0	0	1,517.00	UT	1.50	1.50	100	2000	2000	3	100	2,276	
2	0120	CLFENCE	4	0	100	0	264.00	UT	2.50	2.50	100	2000	2000	3	100	660	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	600	
4	0080	DECKING	0	100	0	0	1.00	UT	800.00	800.00	100	2025	2024		100	800	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2025	2024		100	1,200	

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

BUILDING NOTES									
157 SW CHRIS TER, LAKE CITY									

BUILDING DIMENSIONS									
BAS= W23 S29 E13 FOP= S6 E20 N6 W20\$ E35 N4 FGR= E23 N25 W23 S25\$ N25 FSP= E2 N10 W27 S10 E25\$ W25\$ PTR= N30 UCP= N24 W24 S12 UST= S12 E8 N12 W8\$ E8 S12 E16 \$\$S30\$.									

LAND DESCRIPTION										TOTAL OB/XF														
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/ME	32.00	282.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							