

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

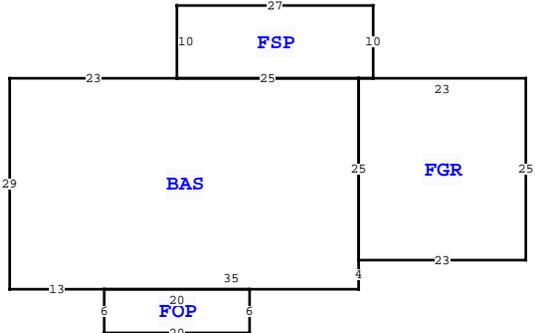
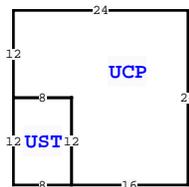
2026

24-4S-16-03104-016



BUILDING CHARACTERISTICS					
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 Floo	14 CARPET 60				
Interior Floo	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	06				
NEIGHBORHOOD/LOC	24416.010 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,392	100		1,392	140,387
FGR	575	55		316	31,870
FOP	120	30		36	3,631
FSP	270	40		108	10,892
UCP	480	20		96	9,682
UST	96	45		43	4,337
TOTALS	2,933			1,991	200,798

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		267,730	2000	2000	0	0	25.00	75.00
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		200,798	
TOTAL MARKET OB/XF VALUE		5,536	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		241,334	
SOH/AGL Deduction		87,839	
ASSESSED VALUE		153,495	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		102,084	
TOTAL JUST VALUE		241,334	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		240,440	

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
1	0166	CONC, PAVMT	0	100	0	0	1,517.00	UT	1.50	1.50	100
2	0120	CLFENCE 4	0	100	0	0	264.00	UT	2.50	2.50	100
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100
4	0080	DECKING	0	100	0	0	1.00	UT	800.00	800.00	100
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,200.00	1,200.00	100

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
157 SW CHRIS TER, LAKE CITY											
BLD DATE: 04/03/2025 MLU											
LGL DATE: 04/03/2025 MLU											
LAND DATE: 04/03/2025 MLU											
AG DATE: 04/03/2025 MLU											
INC DATE: 04/03/2025 MLU											
TOTAL OB/XF: 5,536											

BUILDING NOTES											

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											
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/ME	32.00	282.00	1.00	LT	1.00
UNIT PRICE: 35,000.00 ADJ UNIT PRICE: 35,000.00 LAND VALUE: 35,000											