

LOT 5 CANNON CREEK ACRES S/D.
462-361, 906-2114, 909-1171, 972

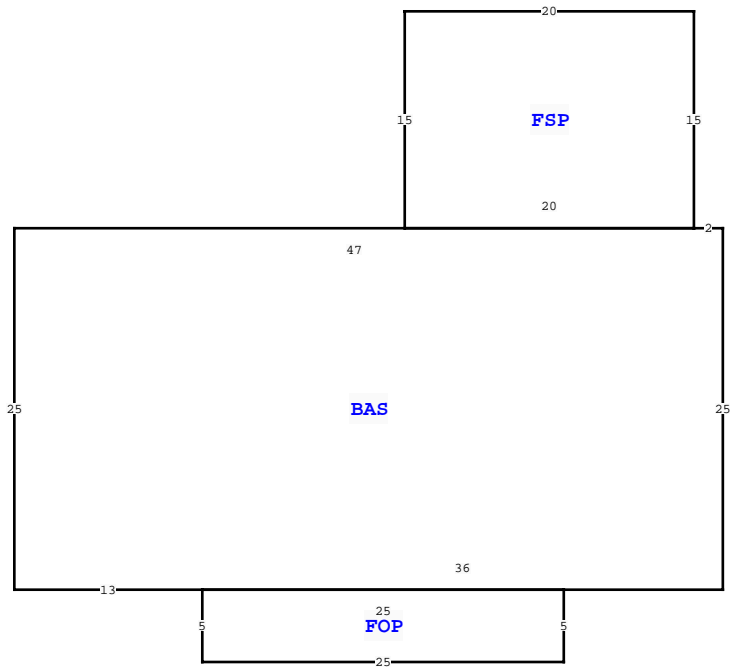
REEVES KELSEA/REEVES NATHANIEL L
227 SW CHRIS TER
LAKE CITY, FL 32024

2026

24-4S-16-03104-018
VALUATION SUMMARY PAGE 1 of 1

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	2022								
Heated Area: 1225 HX Base Yr 2022											



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	1,225	100		1,225	145,464
FOP	125	30		38	4,513
FSP	300	40		120	14,250
TOTALS	1,650			1,383	164,226

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	164,226		
TOTAL MARKET OB/XF VALUE	3,700		
TOTAL LAND VALUE - MARKET	35,000		
TOTAL MARKET VALUE	202,926		
SOH/AGL Deduction	31,618		
ASSESSED VALUE	171,308		
TOTAL EXEMPTION VALUE	HX HB 51,411		
BASE TAXABLE VALUE	119,897		
TOTAL JUST VALUE	202,926		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	204,750		
LAND:1:1: TRIANGULAR LOT; 1.05 AC.			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
17356	SFR	200	08/24/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1449/2051	10/08/2021	WD	Q	I	01	185,000
GRANTOR: NORRIS JACQUELINE D						
GRANTEE: REEVES KELSEA						
1324/1888	10/27/2016	WD	Q	I	01	85,000
GRANTOR: SANTA ANNA M DEAS IV						
GRANTEE: JACQUELINE D NORRIS						

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		1.00	UT 0.00	100	2000	2000	3	100	500	
2	0169	FENCE/WOOD	0	100	0	0		1.00	UT 0.00	100	2019	2019	3	100	1,000	
3	0296	SHED METAL	0	100	0	0		1.00	UT 2,200.00	100	2025	2024		100	2,200	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025
INC DATE		AG DATE	MLU
227 SW CHRIS TER, LAKE CITY			
TOTAL OB/XF 3,700			

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[ORIG=0,0] W2 W47 S25 E13 E36 N25 \$											
FSP=[ORIG=-2,0] N15 W20 S15 E20 \$											
FOP=[ORIG=-36,25] S5 E25 N5 W25 \$											

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							