

LOT 8 CANNON CREEK ACRES S/D.  
462-361, PB 985-2734, WD 1114-  
1295, WD 1114-1298, WD 1355-

DAVIS WALTER P  
171 SW ROLAMITE GLN  
LAKE CITY, FL 32024

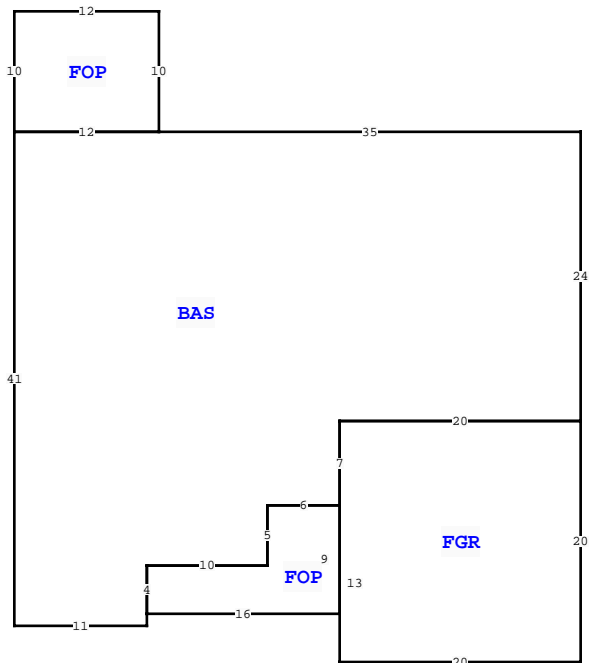
2026

24-4S-16-03104-021



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LAM/VNLPLK	80
Interior Floo	15	HARDTILE	20
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
Quality	06	06	
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	1,477	100	
FGR	400	55	
FOP	94	30	
FOP	120	30	
TOTALS	2,091		

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%	- 2020									Heated Area: 1477	HX Base Yr 2020



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE			197,701	
TOTAL MARKET OB/XF VALUE			5,495	
TOTAL LAND VALUE - MARKET			26,250	
TOTAL MARKET VALUE			229,446	
SOH/AGL Deduction			56,722	
ASSESSED VALUE			172,724	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			121,313	
TOTAL JUST VALUE			229,446	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			231,857	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25764	SFR	485	05/02/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1355/1753	3/16/2018	WD	Q	I	01	165,000
GRANTOR: KRISTOPHER C WITT						
GRANTEE: WALTER P DAVIS						
1114/1298	3/20/2007	WD	U	V	08	25,000
GRANTOR: JOEY D NICKELSON						
GRANTEE: KRISTOPHER C WITT						

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			765.00	UT	3.00				2,295	
2	0294	SHED WOOD/	0	100	0	0			1.00	UT	0.00				400	
3	0070	CARPORT UF	0	100	0	0			1.00	UT	0.00				300	
4	0169	FENCE/WOOD	0	100	0	0			1.00	UT	0.00				2,500	
TOTALS														5,495		

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	192.00	1.00	LT		1.00	1.00	0.75	35,000.00	26,250.00	26,250							