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

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

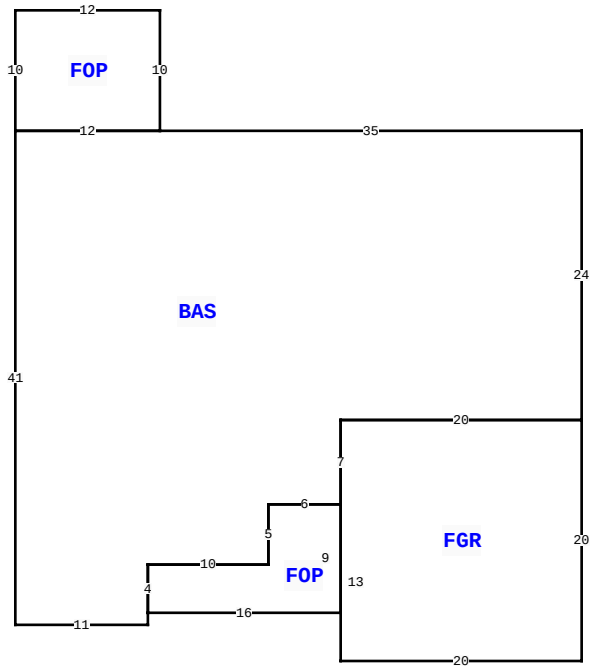
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,477	100		1,477	168,785
FGR	400	55		220	25,140
FOP	94	30		28	3,200
FOP	120	30		36	4,114
TOTALS	2,091			1,761	201,239

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,761	122.2452	139.36	245,413	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2020 Heated Area: 1477 HX Base Yr 2020



171 SW ROLAMITE GLN, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		201,239
TOTAL MARKET OB/XF VALUE		5,495
TOTAL LAND VALUE - MARKET		26,250
TOTAL MARKET VALUE		232,984
SOH/AGL Deduction		60,260
ASSESSED VALUE		172,724
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		121,313
TOTAL JUST VALUE		232,984
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						

BUILDING NOTES

EXTRA FEATURES

LN	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	3.00	100	2007	2007	3	100	2,295	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	400	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,500	

BUILDING DIMENSIONS

BAS= W35 FOP= N10 W12 S10 E12$ W12 S41 E11 N1 FOP= E16 N9 W6 S5 W10 S4$ N4 E10 N5 E6 FGR= S13 E20 N20 W20 S7$ N7 E20 N24$.

LAND DESCRIPTION

TOTAL OB/XF 5,495

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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							

REVIEW DATE 02/20/2025 BY KS Total Acres: 1.00 Total Land Value: 26,250 Market: 0 Agricultural: 0 Common: 26,250 PRINTED 05/08/2026 BY SYS