LOT 10 CANNON CREEK ACRES S/D.
ORB 766-1915, 777-747

SHAW JAMES PAUL/SHAW DEBORAH
385 SW CHRIS TER
LAKE CITY, FL 32024

2027

24-4S-16-03104-023

BUILDING CHARACTERISTICS

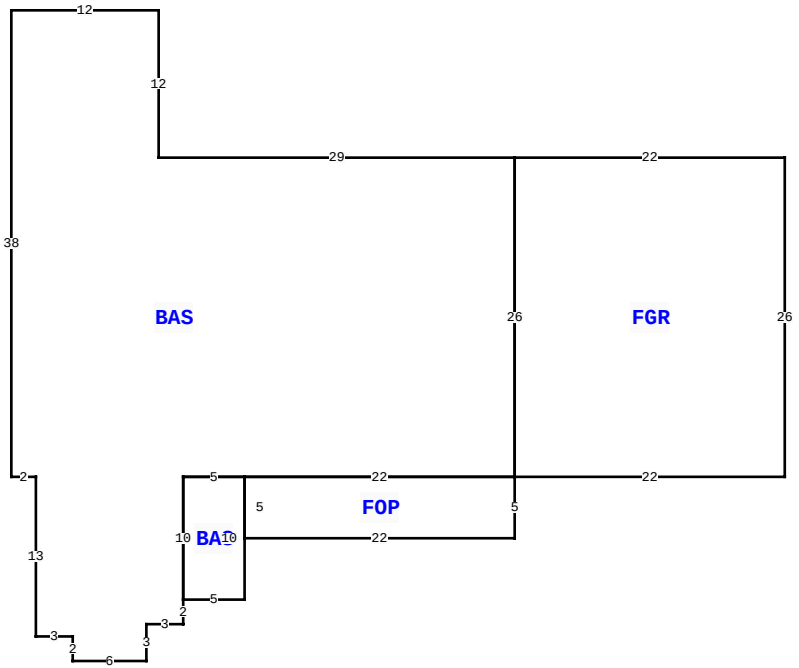
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	50	100		50	4,406
BAS	1,375	100		1,375	121,158
FGR	572	55		315	27,756
FOP	110	30		33	2,908
TOTALS	2,107			1,773	156,227

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,773	117.8000	129.58	229,745	1993	1993	0	0	0	32.00	68.00

1 SINGLE FAM 100% - 0 Heated Area: 1425 HX Base Yr



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

385 SW CHRIS TER, LAKE CITY

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	0258	PATIO	0	100	18	35	630.00	UT	2.50	2.50	75	1993	1993	3	75	1,181	
2	0166	CONC,PAVMT	0	100	0	0	1,700.00	UT	2.25	2.25	100	2009	2009	3	100	3,825	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2014	2014	3	100	1,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		156,227
TOTAL MARKET OB/XF VALUE		6,206
TOTAL LAND VALUE - MARKET		26,250
TOTAL MARKET VALUE		188,683
SOH/AGL Deduction		79,324
ASSESSED VALUE		109,359
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		57,948
TOTAL JUST VALUE		188,683
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		191,528

LAND:1:1: 1.09 AC. DOR 1994
SALE:1:1: LOT 10 CANNON CREEK ACRES
BLDG:1:1: DOR 1994

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31513	MAINT/ALTR	40	10/11/2013
6529	SFR	39,000	10/28/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0777/0747	7/15/1993	WD	Q	I		63,500
GRANTOR: DON REED						
GRANTEE: JAMES PAUL SHAW						
0766/1915	10/23/1992	WD	Q	V		5,000
GRANTOR: JOE BULLARD ETAL						
GRANTEE: DON REED						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 N12 W12 S38 E2 S13 E3 S2 E6 N3 E3 N2 BAS= E5 N10 W5 S10$ N10 E5 FOP= S5 E22 N5 W22$ E22 FGR= E22 N26 W22 S26$ N26$.

LAND DESCRIPTION

TOTAL OB/XF 6,206

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	140.00	339.00	1.00	LT		1.00	1.00	0.75	35,000.00	26,250.00	26,250							

REVIEW DATE 02/25/2025 BY KS Total Acres: 1.09 Total Land Value: 26,250 Market: 0 Agricultural: 0 Common: 26,250 PRINTED 11/16/2026 BY SYS