LOT 11 CANNON CREEK ACRES S/D.
837-1763, 964-2331, WD 1040-810,

HATHAWAY ROBERT W/HATHAWAY BRANDY A
411 SW CHRIS TERRACE
LAKE CITY, FL 32024

**2027**

**24-4S-16-03104-024**

## BUILDING CHARACTERISTICS

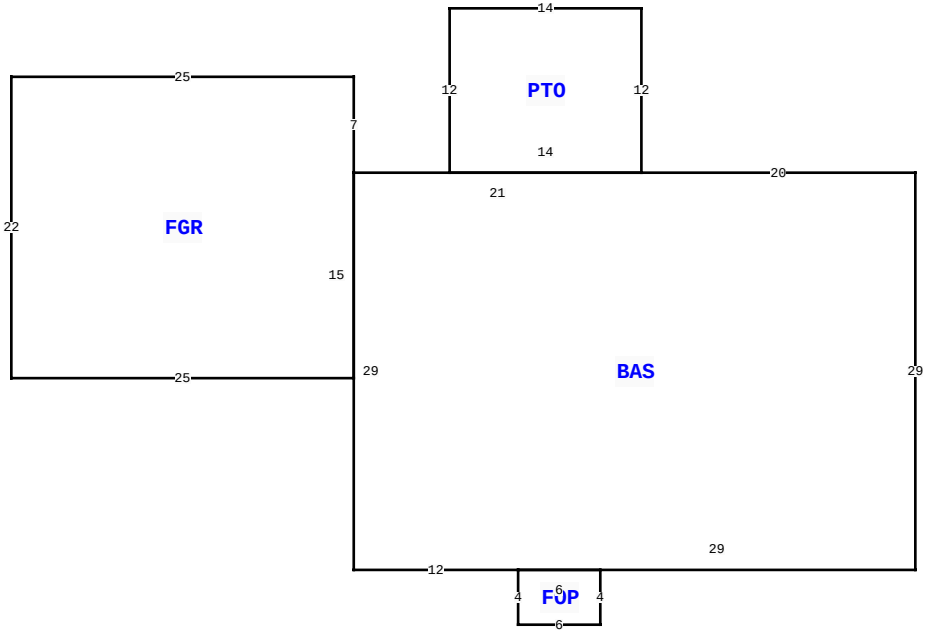
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR 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 | 02 | 02 100 |
| 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 | 1,189 | 100 | | 1,189 | 109,983 |
| FGR | 550 | 55 | | 302 | 27,935 |
| FOP | 24 | 30 | | 7 | 647 |
| PTO | 168 | 5 | | 8 | 740 |
| TOTALS | 1,931 | | | 1,506 | 139,306 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,506 | 107.8110 | 118.59 | 178,597 | 2003 | 2003 | 0 | 0 | 0 | 22.00 | 78.00 |

1 SINGLE FAM 100% - 2022 Heated Area: 1189 HX Base Yr 2022




411 SW CHRIS TER, LAKE CITY

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

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 139,306 |
| TOTAL MARKET OB/XF VALUE | | 4,668 |
| TOTAL LAND VALUE - MARKET | | 31,500 |
| TOTAL MARKET VALUE | | 175,474 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 175,474 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 124,063 |
| TOTAL JUST VALUE | | 175,474 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 178,011 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000048346 | Roof Replacement | 11,500 | 10/05/2023 |
| 20145 | SFR | 217 | 11/15/2002 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1447/2273 | 9/17/2021 | WD | Q | I | 01 | 220,000 |
| GRANTOR: BULLARD ALEX T & MELI | | | | | | |
| GRANTEE: HATHAWAY ROBERT W | | | | | | |
| 1246/0531 | 12/13/2012 | WD | Q | I | 01 | 110,000 |
| GRANTOR: RONNIE A CREWS & JAMI | | | | | | |
| GRANTEE: ALEX T & MELISSA L | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W20 PTO= N12 W14 S12 E14$ W21 FGR= N7 W25 S22 E25 N15 $ S29 E12 FOP= S4 E6 N4 W6$ E29 N29$.

## 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 | 1,512.00 | UT | 1.50 | 1.50 | 100 | 2003 | 2003 | 3 | 100 | 2,268 | |
| 2 | 0030 | BARN,MT | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2025 | 2024 | | 100 | 2,000 | |
| 3 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 400.00 | 400.00 | 100 | 2025 | 2024 | | 100 | 400 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,668

| 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 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 0.90 | 35,000.00 | 31,500.00 | 31,500 | | | | | | | |

REVIEW DATE 02/25/2025 BY KS Total Acres: 1.13 Total Land Value: 31,500 Market: 0 Agricultural: 0 Common: 31,500 PRINTED 11/17/2026 BY SYS