

LOT 12 CANNON CREEK ACRES S/D.
ORB 462-361, 906-2114,
919-1240, CT 1004-2821,

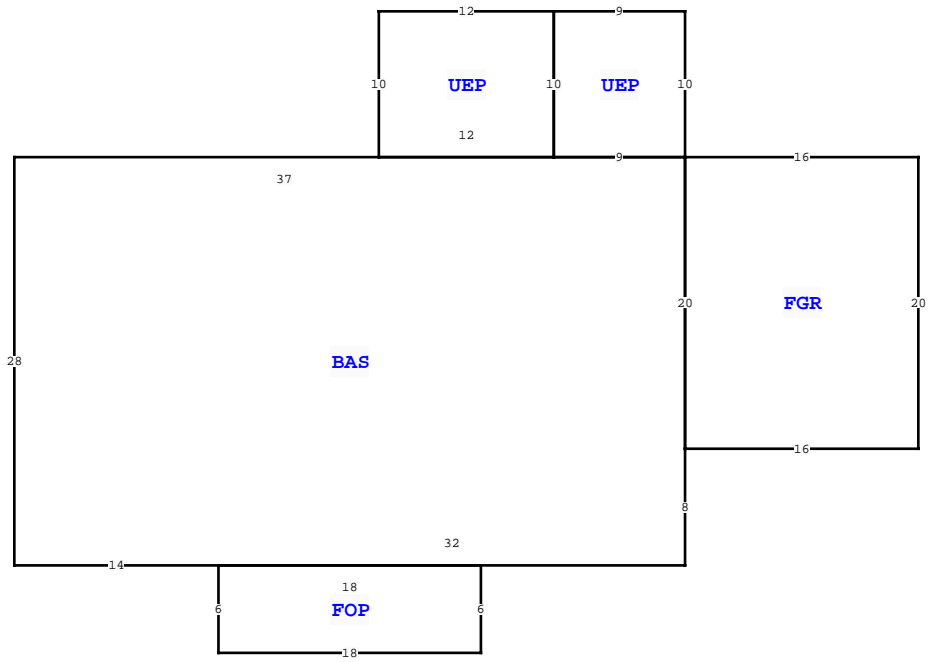
HARRIS ANTONIO L SR
435 SW CHRIS TERR
LAKE CITY, FL 32024

2026

24-4S-16-03104-025


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	08	IRREGULAR	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	16	EPOXY STRP	90
Interior Floor	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
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
BAS	1,288	100	
FGR	320	55	
FOP	108	30	
UEP	90	60	
UEP	120	60	
TOTALS	1,926		

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%	2017								
Heated Area: 1288 HX Base Yr 2017											



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE			154,846	
TOTAL MARKET OB/XF VALUE			1,302	
TOTAL LAND VALUE - MARKET			26,250	
TOTAL MARKET VALUE			182,398	
SOH/AGL Deduction			66,448	
ASSESSED VALUE			115,950	
TOTAL EXEMPTION VALUE	HX HB 13		115,950	
BASE TAXABLE VALUE			0	
TOTAL JUST VALUE			182,398	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			185,163	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052201	Roof Replacement	18,000	01/30/2025
17909	SFR	242	02/07/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1309/2083	2/16/2016	WD Q	Q	I	01	114,900
GRANTOR: RICHARD WILLHITE & MA						
GRANTEE: ANTONIO L HARRIS SR						
1010/0556	2/20/2004	WD Q	Q	I	01	83,000
GRANTOR: MORTGAGE ELEC REGISIN						
GRANTEE: RICHARD WILLHITE						

EXTRA FEATURES		435 SW CHRIS TER, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0166	CONC, PAVMT	0 100
2	0296	SHED METAL	0 100

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	0.00	100	2009	2009	3	100	150	
2	0296	SHED METAL	0 100	12	24	288.00	UT	10.00	10.00	40	2009	2009	3	40	1,152	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W9 UEP= N10 W12 S10 E12\$ W37 S28 E14 FOP= S6 E18 N6 W18\$ E32 N8 FGR= E16 N20 W16 S20\$ N20\$ UEP= N10 W9 S10 E9\$. .	

LAND DESCRIPTION		TOTAL OB/XF															1,302							
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	1160.00	274.00	1.00	LT		1.00	1.00	0.75	35,000.00	26,250.00	26,250							