

LOT 13 CANNON CREEK ACRES S/D.
ORB 462-361, 689-535, 825-151,
873-48, WD 1111-1434, CT 1244-

MORGAN FLUN R
463 SW CHRIS TER
LAKE CITY, FL 32024-0302

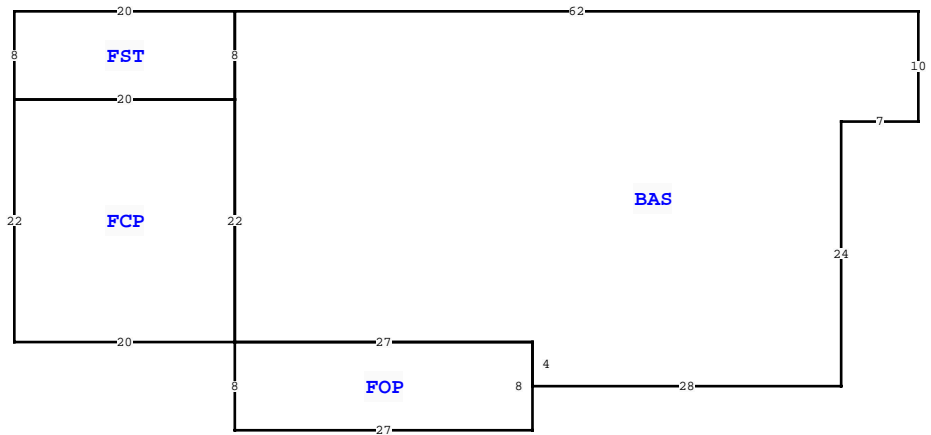
2026

24-4S-16-03104-026



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	70
Interior Floor	15	HARDTILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.1	1.100	
Architectual Units	05	CONV	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	1,832	100	
FCP	440	25	
FOP	216	30	
FST	160	55	
TOTALS	2,648		

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: 1832						HX Base Yr 2017					



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,832	100		1,832	148,123
FCP	440	25		110	8,894
FOP	216	30		65	5,255
FST	160	55		88	7,115
TOTALS	2,648			2,095	169,388

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	0060	CARPORT F	0	100	0	1.00	UT	1,500.00	1,500.00	60	1993	1993	3	60	900	
2	0080	DECKING	0	100	10	200.00	UT	5.00	5.00	75	1993	1993	3	75	750	
3	0294	SHED WOOD/	0	100	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	300	
TOTAL OB/XF												1,950				

LAND DESCRIPTION																								
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	273.00	1.00	LT		1.00	1.00	0.75	35,000.00	26,250.00	26,250							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		169,388	
TOTAL MARKET OB/XF VALUE		1,950	
TOTAL LAND VALUE - MARKET		26,250	
TOTAL MARKET VALUE		197,588	
SOH/AGL Deduction		75,054	
ASSESSED VALUE		122,534	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		71,123	
TOTAL JUST VALUE		197,588	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		197,588	
PRCL:0:15: JAIL, HIS WIFE LIVES HERE TOO. GM			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1314/0985	4/29/2016	WD Q	Q	I	01	120,000
GRANTOR: KEVIN & LAUREN LIPSCO						
GRANTEE: FLUN R MORGAN						
1264/0246	10/28/2013	WD U	U	I	18	95,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: KEVIN & LAUREN LIPS						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W62 FST= W20 S8 E20 N8\$S8 FCP= W20 S22 E20 N22\$ S22 FOP= S8 E27 N8 W27\$ E27 S4 E28 N24 E7 N10\$.	