

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

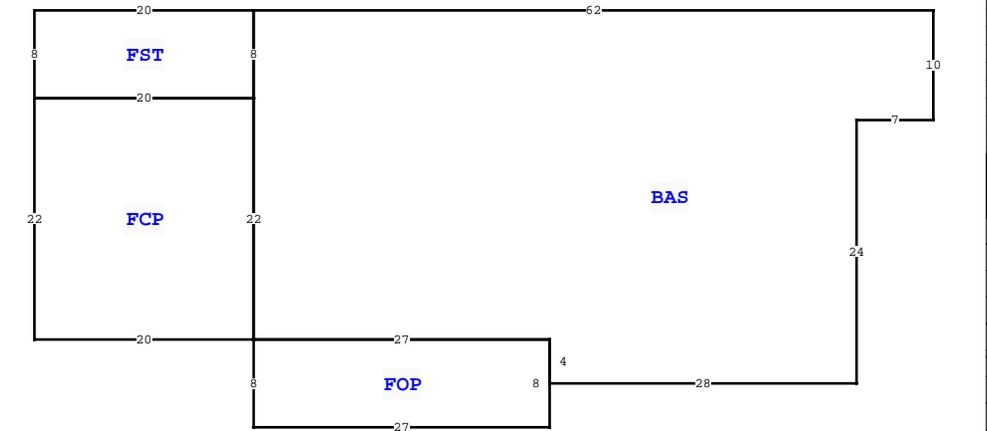
MORGAN FLUN R
463 SW CHRIS TER
LAKE CITY, FL 32024-0302

2026

24-4S-16-03104-026


ELEMENT	CD	BUILDING CHARACTERISTICS CONSTRUCTION
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

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,095	111.0650	126.61	265,248	1989	1995	0	0	35.00	65.00



QUALITY	DOR CODE	MAP NUM	NEIGHBORHOOD/LOC
05 05	0100	SINGLE FAMILY	24416.010 1.00/
		MKT AREA	06
		TOTAL GROSS AREA	1,832
		PCT OF BASE	100
		YEAR	
		TOT ADJ AREA	1,832
		SUBAREA MARKET VALUE	150,768
		BAS	1,832
		FCP	440
		FOP	216
		FST	160
		TOTALS	2,648

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	

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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							

TOTAL OB/XF	
1,950	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		172,411	
TOTAL MARKET OB/XF VALUE		1,950	
TOTAL LAND VALUE - MARKET		26,250	
TOTAL MARKET VALUE		200,611	
SOH/AGL Deduction		78,077	
ASSESSED VALUE		122,534	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		71,123	
TOTAL JUST VALUE		200,611	
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\$.