LOT 14 CANNON CREEK ACRES S/D.
462-361, 905-2369, WD 1463-1414,

STIERLEN KATHRINE/MARCOS JOSE A
493 SW CHRIS TER
LAKE CITY, FL 32055

**2027**

**24-4S-16-03104-027**

## BUILDING CHARACTERISTICS

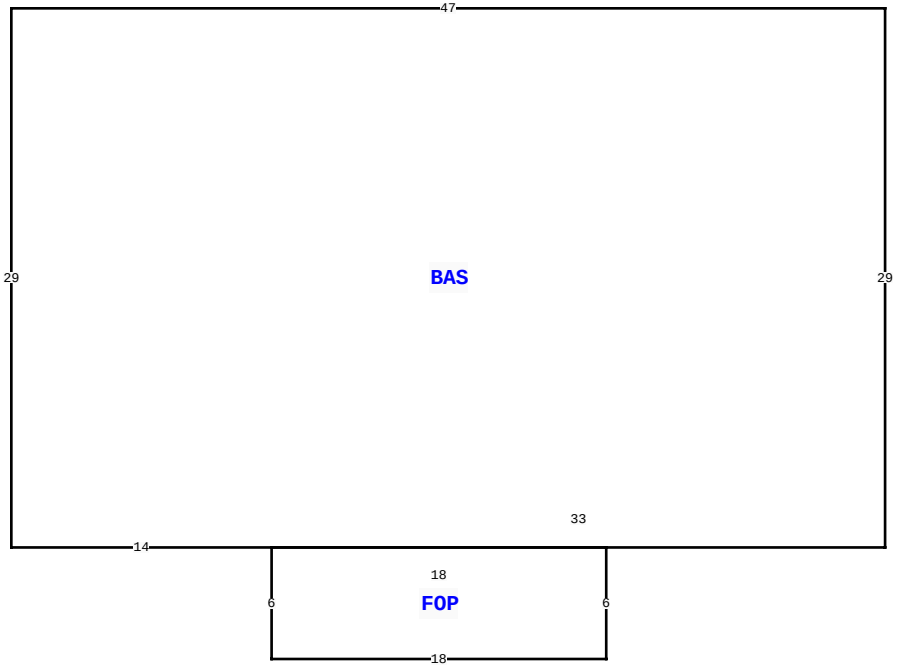
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 90 |
| Interior Floo | 15 | HARDTILE 10 |
| Air Condition | 03 | CENTRAL 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 | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,363 | 100 | | 1,363 | 161,654 |
| FOP | 108 | 30 | | 32 | 3,795 |
| TOTALS | 1,471 | | | 1,395 | 165,450 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,395 | 119.8000 | 131.78 | 183,833 | 2000 | 2015 | 0 | 0 | 0 | 10.00 | 90.00 |

1 SINGLE FAM 100% - 2024 Heated Area: 1363 HX Base Yr 2024




493 SW CHRIS TER, LAKE CITY

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

## 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 | 0294 | SHED WOOD/ | 0 | 100 | 8 | 8 | 1.00 | UT | 0.00 | 0.00 | 100 | 2000 | 2000 | 3 | 100 | 500 | |
| 2 | 0263 | PRCH,USP | 0 | 100 | 16 | 20 | 320.00 | UT | 17.00 | 17.00 | 50 | 2009 | 2009 | 3 | 50 | 2,720 | |
| 3 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2009 | 2009 | 3 | 100 | 1,200 | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 165,450 |
| TOTAL MARKET OB/XF VALUE | 4,420 |
| TOTAL LAND VALUE - MARKET | 35,000 |
| TOTAL MARKET VALUE | 204,870 |
| SOH/AGL Deduction | 105,139 |
| ASSESSED VALUE | 99,731 |
| TOTAL EXEMPTION VALUE | HX HB SX 99,731 |
| BASE TAXABLE VALUE | 0 |
| TOTAL JUST VALUE | 204,870 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 207,883 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000046297 | Roof Replacement | 11,911 | 01/18/2023 |
| 17224 | SFR | 243 | 07/18/2000 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1498/974 | 9/01/2023 | WD | Q | I | 01 | 244,900 |
| GRANTOR: MAULDIN JUSTIN | | | | | | |
| GRANTEE: STIERLEN KATHRINE | | | | | | |
| 1463/1414 | 4/01/2022 | WD | Q | I | 01 | 196,000 |
| GRANTOR: NEILL TERRY A | | | | | | |
| GRANTEE: MAULDIN JUSTIN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W47 S29 E14 FOP= S6 E18 N6 W18$ E33 N29$.

## LAND DESCRIPTION

TOTAL OB/XF 4,420

| 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- | 1160.00 | 272.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 35,000 | | | | | | | |

REVIEW DATE 02/25/2025 BY KS Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS