

LOT 15 CANNON CREEK ACRES S/D.  
ORB 462-361, 906-2114, 955-2614, WD 1336-106,

KEEL D'NEISHA  
525 SW CHRIS TERR  
LAKE CITY, FL 32024

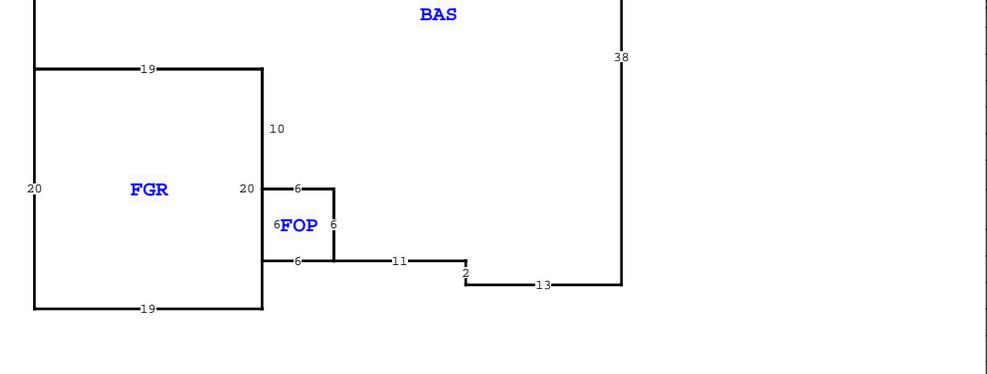
2026

24-4S-16-03104-028



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 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	02 WOOD FRAME 100
Stories	1. 1. 100
Architectual Units	05 CONV 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	05 05

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%	- 2018		Heated Area: 1450					HX Base Yr 2018			



DOR CODE		MAP NUM		NEIGHBORHOOD/LOC	
0100	SINGLE FAMILY		06	24416.010	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,450	100		1,450	159,350
FGR	380	55		209	22,968
FOP	36	30		11	1,209
FOP	196	30		59	6,484
<b>TOTALS</b>	<b>2,062</b>			<b>1,729</b>	<b>190,010</b>

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		190,010	
TOTAL MARKET OB/XF VALUE		2,550	
TOTAL LAND VALUE - MARKET		26,250	
TOTAL MARKET VALUE		218,810	
SOH/AGL Deduction		80,857	
ASSESSED VALUE		137,953	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		86,542	
TOTAL JUST VALUE		218,810	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		217,810	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21720	SFR	448	04/12/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1336/0106	4/27/2017	WD	Q	I	01	130,000
GRANTOR: MIKE W ROBERTS						
GRANTEE: D'NEISHA KEEL						
0955/2614	6/19/2002	WD	Q	V		7,500
GRANTOR: BULLARD DEVELOPMENT C						
GRANTEE: MIKE ROBERTS						

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	0166	CONC, PAVMT	0	100	0	0		2.00	2.00	100	2005	2005	3	100	2,550	

BLD DATE				LGL DATE			
XF DATE				LAND DATE			
INC DATE				AG DATE			
525 SW CHRIS TER, LAKE CITY				04/03/2025 MLU			

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W16 FOP= N14 W14 S14 E14\$ W33 S20 FGR= S20 E19 N20 W19\$ E19 S10 FOP= S6 E6 N6 W6\$ E6 S6 E11 S2 E13 N38\$.													

LAND DESCRIPTION														TOTAL OB/XF										
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	272.00	1.00	LT		1.00	1.00	0.75	35,000.00	26,250.00	26,250							