LOT 17 CANNON CREEK ACRES S/D.
462-361, 831-1630, QC 1076-171,

DICKS AMANDA ANN
226 SOMERSET CIR N
DUNEDIN, FL 34698

2027

24-4S-16-03104-030

BUILDING CHARACTERISTICS

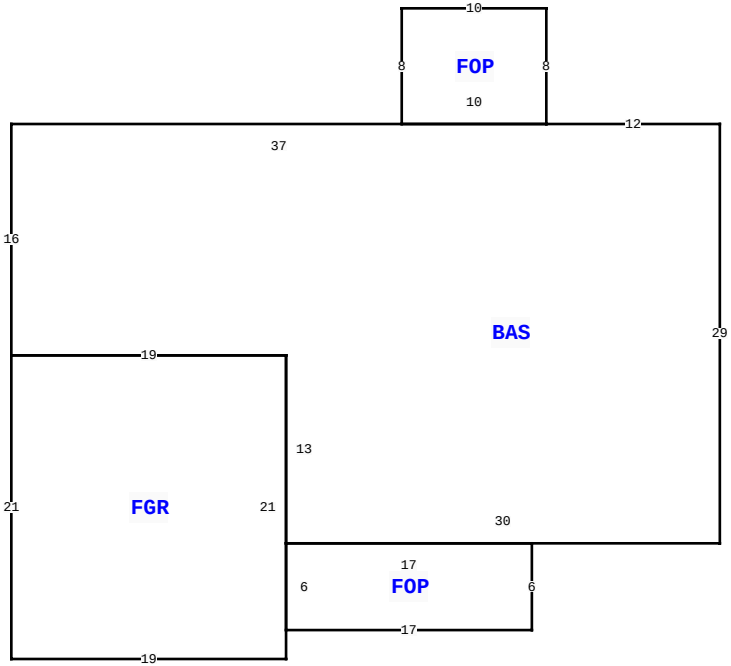
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 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	1,174	100		1,174	144,323
FGR	399	55		219	26,922
FOP	80	30		24	2,951
FOP	102	30		31	3,811
TOTALS	1,755			1,448	178,007

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,448	125.2160	137.74	199,448	1997	2015	0	0	0	10.75	89.25

1 SINGLE FAM 100% - 2025 Heated Area: 1174 HX Base Yr 2025



585 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	0166	CONC,PAVMT	0	100	0	0	804.00	UT	1.50	1.50	100	1997	1997	3	100	1,206	
2	0258	PATIO	0	100	16	20	320.00	UT	2.25	2.25	100	2009	2009	3	100	720	
3	0130	CLFENCE 5	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,000	
4	0030	BARN,MT	0	100	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	10,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		178,007
TOTAL MARKET OB/XF VALUE		13,926
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		226,933
SOH/AGL Deduction		16,709
ASSESSED VALUE		210,224
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		158,813
TOTAL JUST VALUE		226,933
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		230,164

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045095	Roof Replacement	10,000	08/03/2022
11977	SFR	195	12/19/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1513/1001	4/25/2024	WD	Q	I	01	283,000
GRANTOR: HEDGESPETH DEREK R						
GRANTEE: DICKS AMANDA ANN						
1483/2293	1/31/2023	WD	Q	I	01	254,900
GRANTOR: SW CHRIS TERRACE LAND						
GRANTEE: HEDGESPETH DEREK R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FOP= N8 W10 S8 E10$W37 S16 FGR= S21 E19 N21 W19$E19 S13 FOP= S6 E17 N6 W17$ E30 N29$.

LAND DESCRIPTION

TOTAL OB/XF 13,926

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-1	160.00	275.00	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: 1.01 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS