LOT 34 CANNON CREEK ACRES S/D.
462-361, 683-553, 749-1412,

NORRIS GERRIE J
296 SW BETH DR
LAKE CITY, FL 32024

2027

24-4S-16-03104-034

BUILDING CHARACTERISTICS

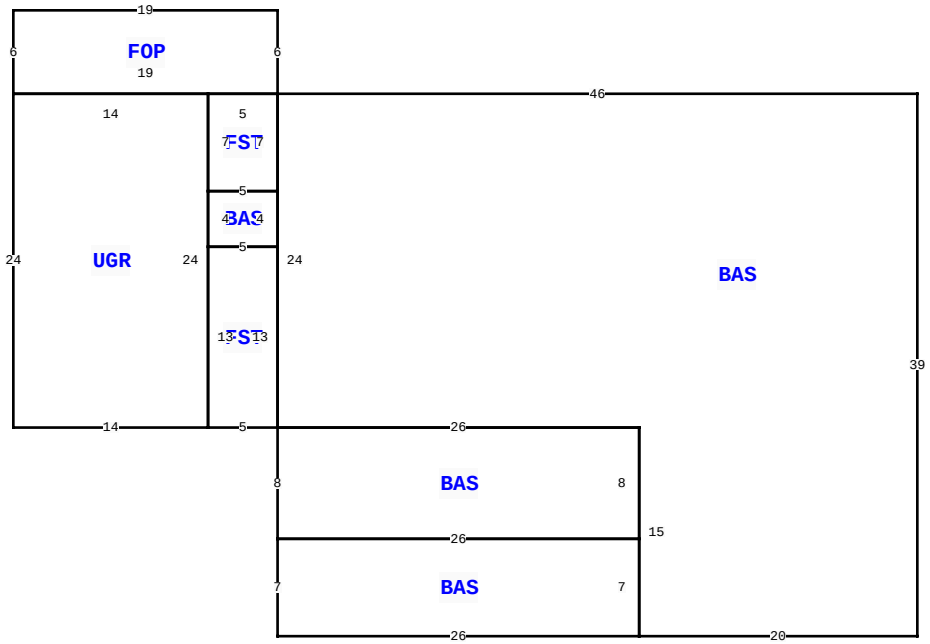
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	20	100		20	1,578
BAS	182	100		182	14,364
BAS	208	100		208	16,416
BAS	1,404	100		1,404	110,808
FOP	114	30		34	2,683
FST	35	55		19	1,500
FST	65	55		36	2,841
UGR	336	45		151	11,917
TOTALS	2,364			2,054	162,108

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,054	110.3860	121.42	249,397	1989	1989	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2011 Heated Area: 1814 HX Base Yr 2011



296 SW BETH DR, 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	0021	BARN,FR AE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
3	0166	CONC,PAVMT	0	100	10	184	1,840.00	UT	2.00	2.00	100	1993	1993	3	100	3,680	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	700	
5	0060	CARPORT F	0	100	18	20	360.00	UT	2.00	2.00	100	2009	2009	3	100	720	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		162,108
TOTAL MARKET OB/XF VALUE		5,650
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		202,758
SOH/AGL Deduction		68,722
ASSESSED VALUE		134,036
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		82,625
TOTAL JUST VALUE		202,758
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		205,708

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1425/1055	11/30/2020	WD	U	I	30	100
GRANTOR: GUY MICHAEL W						
GRANTEE: NORRIS GERRIE J						
1190/2376	3/17/2010	WD	Q	I	01	120,000
GRANTOR: JOHN & JUDY MCCOY						
GRANTEE: MICHAEL GUY & GERRI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 FOP= N6 W19 S6 E19$ FST= W5 UGR= W14 S24 E14 N24$ S7 BAS= S4 FST= S13 E5 N13 W5$ E5 N4 W5$E5 N7$ S24 BAS= S8 BAS= S7 E26 N7 W26$ E26 N8 W26$ E26 S15E20 N39$.

LAND DESCRIPTION

TOTAL OB/XF 5,650

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	201.00	216.00	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