

LOT 35 CANNON CREEK ACRES S/D.
462-361, 638-468, 643-737, 716
-451, 789-1612, 924-2265, WD

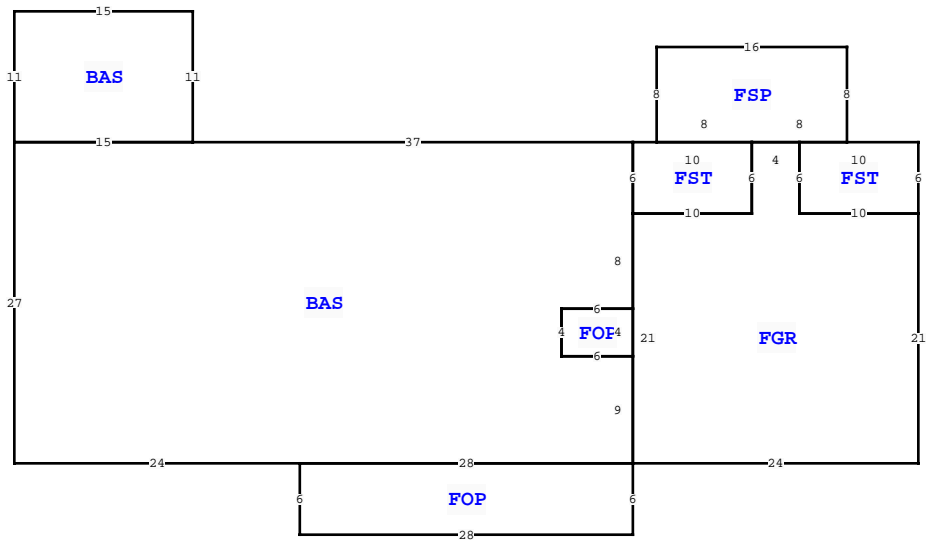
TESZNAZ ROBERT J/ TESZNAZ PATRICIA G
AS CO-TRUSTEES, 258 SW BETH DR
LAKE CITY, FL 32024

2026

24-4S-16-03104-036
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	12	CEDAR 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 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		N/A 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
BAS	165	100	
BAS	1,380	100	
FGR	528	55	
FOP	24	30	
FOP	168	30	
FSP	128	40	
FST	60	55	
FST	60	55	
TOTALS	2,513		

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%	- 2013		Heated Area: 1545					HX Base Yr 2013	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		160,032	
TOTAL MARKET OB/XF VALUE		29,712	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		224,744	
SOH/AGL Deduction		75,095	
ASSESSED VALUE		149,649	
TOTAL EXEMPTION VALUE	HX HB WR	56,411	
BASE TAXABLE VALUE		93,238	
TOTAL JUST VALUE		224,744	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		225,108	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30776	POOL	155	02/12/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1360/0456	4/03/2018	WD	U	I	11	100
GRANTOR: ROBERT & PATRICIA TES						
GRANTEE: ROBERT & PATRICIA T						
1244/1700	10/26/2012	WD	U	I	30	100
GRANTOR: ROBERT & PATRICIA TES						
GRANTEE: ROBERT & PATRICIA T						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100
2	0264	PRCH, FSP	0	100	0	0	1.00	UT	0.00	0.00	100
3	0280	POOL R/CON	0	100	10	26	260.00	UT	70.00	70.00	100
4	0020	BARN, FR	0	100	20	42	840.00	UT	10.00	10.00	100
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	2,000.00	2,000.00	100

TOTAL OB/XF												29,712	
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE								
				04/03/2025	MLU								

BUILDING NOTES											
BAS= W37 BAS= N11 W15 S11 E15\$ W15 S27 E24 FOP= S6E28N6 W28\$ E28 FGR= E24 N21FST= N6 W10 S6 E10\$ W10 N6 W4S6 W10 S21\$ N9 FOP= N4 W6S4 E6\$ W6 N4 E6 N8 FST= E10N6 FSP= E8 N8 W16 S8 E8\$ W10 S6\$N6\$.											

BUILDING DIMENSIONS											
BAS= W37 BAS= N11 W15 S11 E15\$ W15 S27 E24 FOP= S6E28N6 W28\$ E28 FGR= E24 N21FST= N6 W10 S6 E10\$ W10 N6 W4S6 W10 S21\$ N9 FOP= N4 W6S4 E6\$ W6 N4 E6 N8 FST= E10N6 FSP= E8 N8 W16 S8 E8\$ W10 S6\$N6\$.											

LAND DESCRIPTION												TOTAL OB/XF												29,712	
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-1203.00	216.00		1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000								