

LOT 36 CANNON CREEK ACRES S/D
ORB-462-361, 768-1017,
942-174,

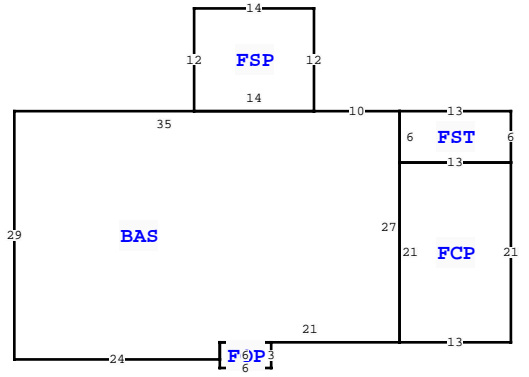
FLIPPIN THOMAS V/FLIPPIN DEE
191 SW BETH DR
LAKE CITY, FL 32024

2026

24-4S-16-03104-037
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	06	VINYL ASB	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1.5	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	1,263	100	
FCP	273	25	
FOP	18	30	
FSP	168	40	
FST	78	55	
UDU	192	55	
TOTALS	1,992		

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%	2002								
Heated Area: 1263						HX Base Yr 2002					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	123,598		
TOTAL MARKET OB/XF VALUE	9,807		
TOTAL LAND VALUE - MARKET	35,000		
TOTAL MARKET VALUE	168,405		
SOH/AGL Deduction	69,658		
ASSESSED VALUE	98,747		
TOTAL EXEMPTION VALUE	51,411		
BASE TAXABLE VALUE	47,336		
TOTAL JUST VALUE	168,405		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	168,405		
SALE:1:1: LOT 36 CANNON CREEK ACRES			
LAND:1:1: 1.00 AC.			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0942/0174	12/14/2001	WD	Q	I		77,000
GRANTOR: ALFRED & LOIS JONES						
GRANTEE: THOMAS & DEE FLIPPI						
0768/1017	12/10/1992	WD	Q	I		54,500
GRANTOR: RAY BALLARD						
GRANTEE: ALFRED L JONES						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	1987
2	0166	CONC, PAVMT	0	100	0	1.00	UT	0.00	0.00	100	0
3	0252	LEAN-TO W/	0	100	11	176.00	UT	2.00	2.00	100	1993
4	0120	CLFENCE 4	0	100	0	400.00	UT	4.50	4.50	100	1993
5	0030	BARN, MT	0	100	0	1.00	UT	0.00	0.00	100	2014

TOTAL OB/XF											
9,807											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		RSF	1211.00	207.00	1.00	LT	

BUILDING NOTES											
FST= W13 BAS= W10 FSP= N12 W14 S12 E14\$ W35 S29 E24 FOP= S1 E6 N3 W6 S2 \$ N2 E21 N 27\$ S6 FCP= S21 E13 N21 W13\$ E13 N 6\$ PTR=N30 UDU= N16 W12 S16 E12\$ S30\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		RSF	1211.00	207.00	1.00	LT	