LOT 37 CANNON CREEK ACRES S/D.
462-361, 633-703, 734-836, 825-2

KERCADO RACHEL
171 SW BETH DR
LAKE CITY, FL 32024

2027

24-4S-16-03104-038

BUILDING CHARACTERISTICS

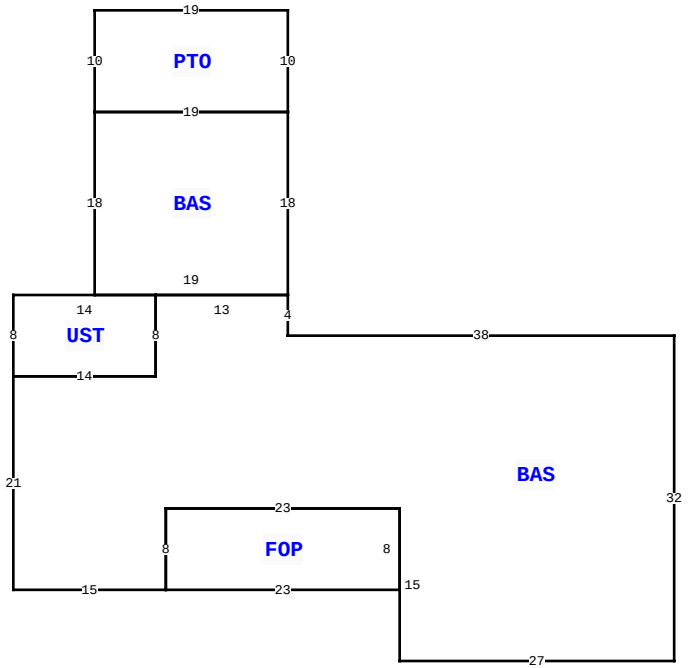
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame		N/A 100
Stories	0	0 100
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	342	100		342	25,262
BAS	1,626	100		1,626	120,106
FOP	184	30		55	4,063
PTO	190	5		10	738
UST	112	45		50	3,693
TOTALS	2,454			2,083	153,863

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,083	103.3050	113.64	236,712	1987	1987	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1998 Heated Area: 1968 HX Base Yr 1998



171 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0210	GARAGE U	0	100	24	28	1.00	UT	0.00	0.00	100	0	0	3	100	1,774	
3	0166	CONC,PAVMT	0	100	0	0	1,435.00	UT	1.50	1.50	100	1993	1993	3	100	2,153	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	990	
5	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
6	0120	CLFENCE 4	0	100	0	0	1.00	UT	400.00	400.00	100	2025	2024		100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		153,863
TOTAL MARKET OB/XF VALUE		7,017
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		195,880
SOH/AGL Deduction		88,216
ASSESSED VALUE		107,664
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		56,253
TOTAL JUST VALUE		195,880
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		198,669

SALE:2:1: LOT 37, CANNON CREEK ACRES

SALE:1:1: LOT 37 CANNON CREEK ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051680	Roof Replacement	5,300	12/03/2024
000051675	Roof Replacement	15,245	12/02/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1558/1694	1/19/2026	LE	U	I	14	100
GRANTOR: KERCADO RACHEL						
GRANTEE: KERCADO RACHEL (ENH						
0825/2512	8/01/1996	WD	Q	I		75,000
GRANTOR: JAMES V & CAROLYN V S						
GRANTEE: GEORGE & RACHEL KER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 N4 BAS= N18 PTO= N10 W19 S10 E19$ W19 S18 E19$ W13 UST= W14S8 E14 N8$ S8 W14 S21 E15 FOP= E23 N8 W23 S8$ N8 E23 S15 E27 N32$.

LAND DESCRIPTION

TOTAL OB/XF 7,017

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	211.00	207.00	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 11/16/2026 BY SYS