

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

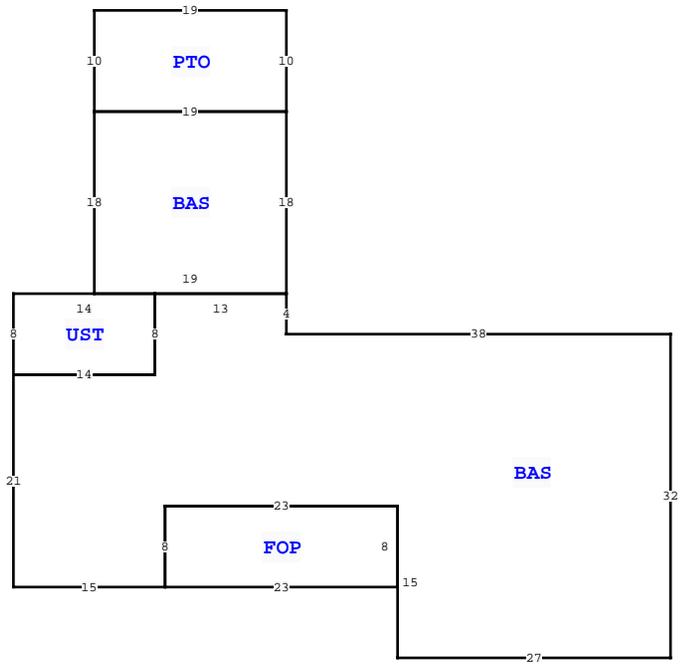
KERCADO RACHEL  
171 SW BETH DR  
LAKE CITY, FL 32024

**2026**

24-4S-16-03104-038  
COLUMBIA COUNTY PROPERTY

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

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	117.77	245,315	1987	1987	0	0	35.00	65.00
1 SINGLE FAM 100% - 1998 Heated Area: 1968 HX Base Yr 1998											



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	342	100		342	26,180
BAS	1,626	100		1,626	124,471
FOP	184	30		55	4,210
PTO	190	5		10	766
UST	112	45		50	3,828
<b>TOTALS</b>	<b>2,454</b>			<b>2,083</b>	<b>159,455</b>

EXTRA FEATURES																	
L N	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	

TOTAL OB/XF											
7,017											

LAND DESCRIPTION																								
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	1211.00	207.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

VALUATION SUMMARY			
VALUATION BY	Tax Group: 2	Tax Dist:	STANDARD
BUILDING MARKET VALUE			159,455
TOTAL MARKET OB/XF VALUE			7,017
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			201,472
SOH/AGL Deduction			96,944
ASSESSED VALUE			104,528
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			53,117
TOTAL JUST VALUE			201,472
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	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 E19S W19 S18 E19S W13 UST= W14S8 E14 N8S S8 W14 S21 E15 FOP= E23 N8 W23 S8S N8 E23 S15 E27 N32S .											