

LOT 39 CANNON CREEK ACRES S/D.
462-361, 796-2014, 999-592, WD 1

NEWMAN SHAYNE/STAMPER SABRIE
400 SW CHRIS TERRACE
LAKE CITY, FL 32024

2026

24-4S-16-03104-040
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	80
Exterior Wall	19	COMMON BRK	20
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	60
Interior Floor	12	HARDWOOD	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectural	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	1,189	100	
FOP	24	30	
PTO	464	5	
TOTALS	1,677		

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%	- 2022		Heated Area: 1189					HX Base Yr	2022

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			119,994
TOTAL MARKET OB/XF VALUE			5,222
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			160,216
SOH/AGL Deduction			23,596
ASSESSED VALUE			136,620
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			85,209
TOTAL JUST VALUE			160,216
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			162,141

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21304	SFR	300	12/03/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1446/2077	9/01/2021	WD	U	I	37	169,900
GRANTOR:						
GRANTEE:						
1204/2020	10/28/2010	WD	U	I	12	80,500
GRANTOR: BANK OF AMERICA N A						
GRANTEE: LINDSAY M LEE						

EXTRA FEATURES		400 SW CHRIS TER, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0166	CONC, PAVMT	2.00
2	0169	FENCE/WOOD	15.50

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/03/2025		

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	0166	CONC, PAVMT	0	100	0	0		2.00	100	2009	2009	3	100	2,122	
2	0169	FENCE/WOOD	0	100	0	0		15.50	100	2014	2014	3	100	3,100	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W41 PTO= W16 S29 E16 N29\$ S29 E12 FOP= S4 E6 N4 W6\$ E29 N29\$.	

LAND DESCRIPTION		TOTAL OB/XF 5,222																						
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	1121.00	308.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							