

LOT 42 CANNON CREEK ACRES S/D.
462-361, 643-303, 659-100, 726-4

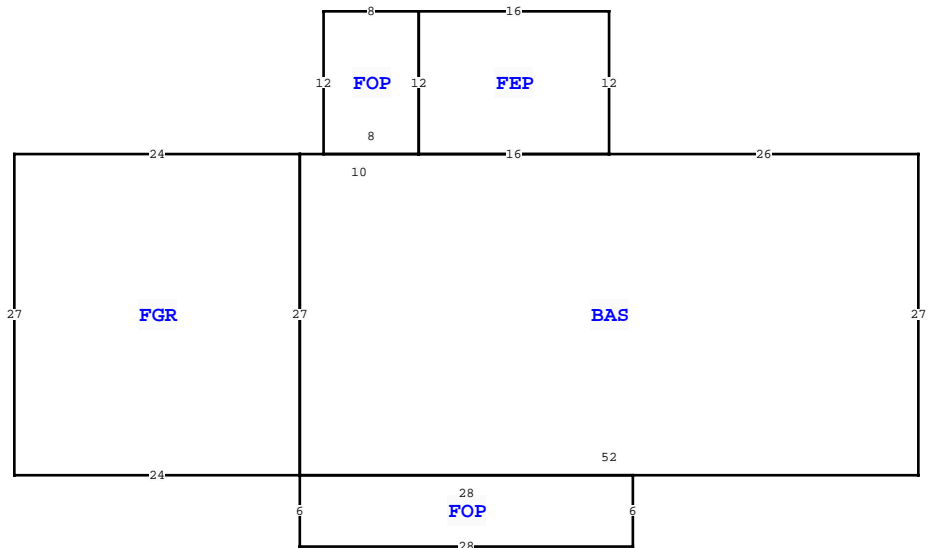
DAVIS WILLIAM ALLEN
436 SW CHRIS TER
LAKE CITY, FL 32024

2026

24-4S-16-03104-043
[Barcode]

| BUILDING CHARACTERISTICS | |
|--------------------------|--------------------|
| ELEMENT | CD |
| Exterior Wall | 05 AVERAGE 100 |
| Roof Structur | 08 IRREGULAR 100 |
| Roof Cover | 14 PREFIN MT 100 |
| Interior Wall | 05 DRYWALL 100 |
| Interior Floor | 13 LAM/VNLPLK 40 |
| Interior Floor | 14 CARPET 30 |
| Interior Floor | 15 HARDTILE 30 |
| 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 | 04 04 100 |
| Kitchen Adjus | 01 01 100 |
| Quality | 05 05 |
| DOR CODE | 0100 SINGLE FAMILY |

| 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: 1404 | | | | | | HX Base Yr 2022 | | | | | |



| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---------------|------------------|-------------|------|--------------|----------------------|
| BAS | 1,404 | 100 | | 1,404 | 134,791 |
| FEP | 192 | 80 | | 154 | 14,785 |
| FGR | 648 | 55 | | 356 | 34,178 |
| FOP | 96 | 30 | | 29 | 2,784 |
| FOP | 168 | 30 | | 50 | 4,800 |
| TOTALS | 2,508 | | | 1,993 | 191,338 |

436 SW CHRIS TER, LAKE CITY

| | | | |
|----------|--|-----------|------------|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/03/2025 |
| INC DATE | | AG DATE | MLU |

| 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 | 0210 | GARAGE U | 0 | 100 | 16 | 24 | 384.00 | UT | 8.00 | 100 | 1993 | 1993 | 3 | 100 | 3,072 | |
| 2 | 0294 | SHED WOOD/ | 0 | 100 | 8 | 12 | 96.00 | UT | 7.50 | 100 | 1993 | 1993 | 3 | 100 | 720 | |
| 3 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 100 | 1993 | 1993 | 3 | 100 | 1,200 | |
| 4 | 0070 | CARPORT UF | 0 | 100 | 14 | 28 | 392.00 | UT | 3.00 | 100 | 2009 | 2009 | 3 | 100 | 1,176 | |
| 5 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 800 | |
| 6 | 0081 | DECKING WI | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 4,000 | |

| LAND DESCRIPTION | | | | | | | | | | | | TOTAL OB/XF | | | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|----------|--------|-------------|-----------|-----|-------------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | -1147.00 | 335.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 35,000 | | | | | | | |

| COLUMBIA COUNTY PROPERTY | | | |
|---------------------------|-----------|--|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | | STANDARD |
| Tax Group: 2 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 191,338 |
| TOTAL MARKET OB/XF VALUE | | | 10,968 |
| TOTAL LAND VALUE - MARKET | | | 35,000 |
| TOTAL MARKET VALUE | | | 237,306 |
| SOH/AGL Deduction | | | 93,839 |
| ASSESSED VALUE | | | 143,467 |
| TOTAL EXEMPTION VALUE | HX HB | | 51,411 |
| BASE TAXABLE VALUE | | | 92,056 |
| TOTAL JUST VALUE | | | 237,306 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 237,306 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|--------|------------|
| 000049464 | Remodel | 15,900 | 03/20/2024 |
| 30715 | REMODEL | 50 | 01/14/2013 |

| SALES DATA | | | | | | |
|------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1441/1325 | 6/30/2021 | WD | Q | I | 01 | 229,000 |
| GRANTOR: FROST KEITH F | | | | | | |
| GRANTEE: DAVIS WILLIAM ALLEN | | | | | | |
| 1187/2557 | 12/21/2009 | WD | Q | I | 01 | 126,000 |
| GRANTOR: WILLIAM C GENTRY | | | | | | |
| GRANTEE: KEITH F & JEAN M FR | | | | | | |

| BUILDING NOTES | | | | | | | | | | | |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | | | |

| BUILDING DIMENSIONS | | | | | | | | | | | |
|---|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[ORIG=0,0] W26 W16 W10 S27 E52 N27 \$ | | | | | | | | | | | |
| FGR=[ORIG=-52,0] W24 S27 E24 N27 \$ | | | | | | | | | | | |
| FEP=[ORIG=-26,0] N12 W16 S12 E16 \$ | | | | | | | | | | | |
| FOP=[ORIG=-52,27] S6 E28 N6 W28 \$ | | | | | | | | | | | |
| FOP=[ORIG=-42,0] N12 W8 S12 E8 \$ | | | | | | | | | | | |