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

2027

24-4S-16-03104-043

BUILDING CHARACTERISTICS

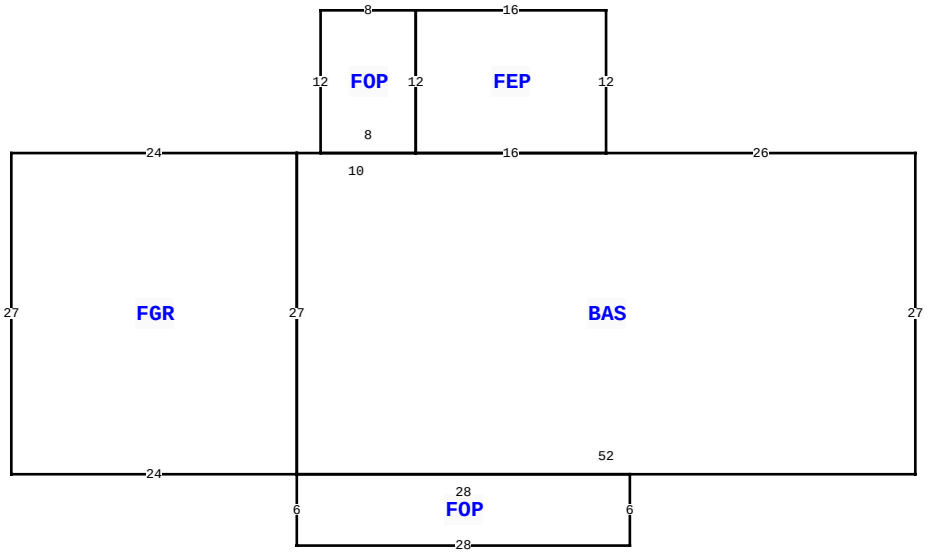
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 40
Interior Floo	14	CARPET 30
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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
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	1,404	100		1,404	132,391
FEP	192	80		154	14,522
FGR	648	55		356	33,569
FOP	96	30		29	2,735
FOP	168	30		50	4,715
TOTALS	2,508			1,993	187,931

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,993	131.8779	145.07	289,125	1988	1988	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 1404 HX Base Yr 2022



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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		187,931
TOTAL MARKET OB/XF VALUE		10,968
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		233,899
SOH/AGL Deduction		86,128
ASSESSED VALUE		147,771
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		96,360
TOTAL JUST VALUE		233,899
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 $
.

LAND DESCRIPTION

TOTAL OB/XF 10,968

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-	1147.00	335.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 03/23/2026 BY robin Total Acres: 1.13 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS