

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

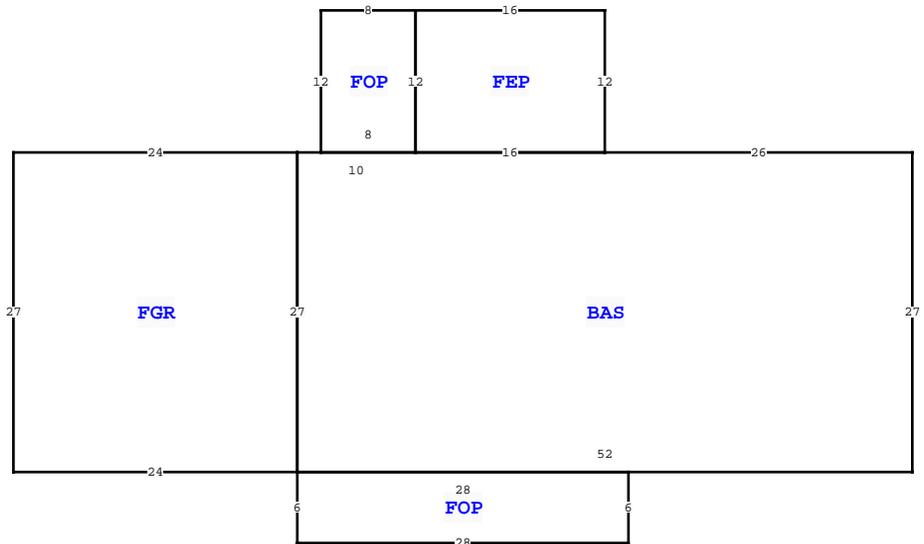
DAVIS WILLIAM ALLEN
436 SW CHRIS TER
LAKE CITY, FL 32024

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	137,200
FEP	192	80		154	15,049
FGR	648	55		356	34,789
FOP	96	30		29	2,834
FOP	168	30		50	4,886
TOTALS	2,508			1,993	194,758

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			194,758
TOTAL MARKET OB/XF VALUE			10,968
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			240,726
SOH/AGL Deduction			97,259
ASSESSED VALUE			143,467
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			92,056
TOTAL JUST VALUE			240,726
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 \$