

LOT 45 CANNON CREEK ACRES S/D.  
ORB 462-361, 691-737,  
715-046, 718-755, 781-2151,

ST. JOHN REGISTER KIMBERLY G  
514 SW CHRIS TERR  
LAKE CITY, FL 32024

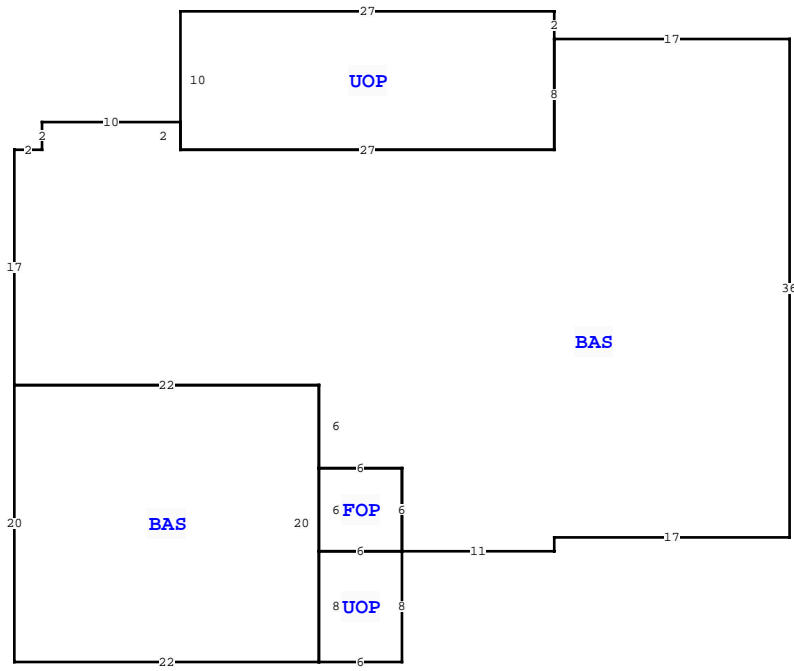
2026

24-4S-16-03104-046



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	12	CEDAR 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	14	CARPET 90	
Interior Floo	08	SHT VINYL 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	01	NONE 100	
Stories	1.	1. 100	
Architectual	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	440	100	
BAS	1,463	100	
FOP	36	30	
UOP	48	20	
UOP	270	20	
TOTALS	2,257		1,978

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%	- 1998								
Heated Area: 1903						HX Base Yr 1998					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			160,352
TOTAL MARKET OB/XF VALUE			9,670
TOTAL LAND VALUE - MARKET			26,250
TOTAL MARKET VALUE			196,272
SOH/AGL Deduction			89,685
ASSESSED VALUE			106,587
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			55,176
TOTAL JUST VALUE			196,272
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			196,272
LAND:1:2: SUBJECT TO FLOODING			
LAND:1:1: 1.10 AC.			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1110/0491	1/08/2007	WD	Q	I	01	100
GRANTOR: MARK HARRISON REGISTE						
GRANTEE: KIMBERLY GAYLE ST.J						
0846/0605	9/22/1997	WD	Q	I		70,500
GRANTOR: WIDERGREN						
GRANTEE: REGISTER						

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	0296	SHED METAL	0	100	8	12	1.00	UT	0.00	100	1993	1993	3	100	300	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	100	2009	2009	3	100	50	
3	0080	DECKING	0	100	0	0	1.00	UT	0.00	100	2009	2009	3	100	1,000	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	100	2019	2019	3	100	400	
5	0030	BARN, MT	0	0	24	30	720.00	UT	11.00	100	2019	2019	3	100	7,920	

BUILDING NOTES			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE	04/03/2025	MLU	
LAND DATE			
AG DATE			

BUILDING DIMENSIONS			
BAS= W17 UOP= N2 W27 S10 E27N8\$ S8 W27 N2 W10 S2 W2 S17 BAS= S20 E22 N20 W22\$ E22 S6 FOP= S6 UOP= S8 E6 N8 W6\$ E6N6 W6\$ E6 S6 E11 N1 E17 N36\$.			

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	1275.00	194.00	1.00	LT		1.00	1.00	0.75	35,000.00	26,250.00	26,250							