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

2027

24-4S-16-03104-046

BUILDING CHARACTERISTICS

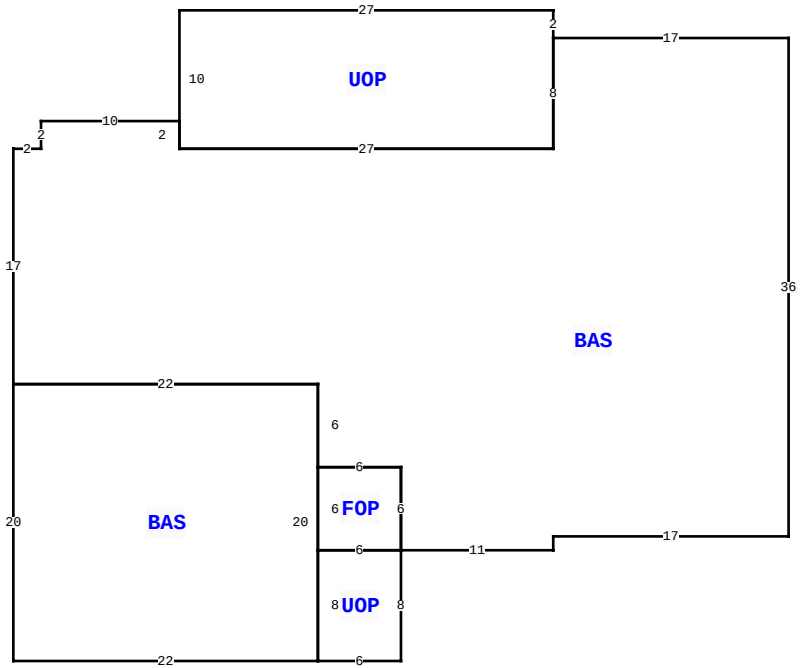
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	440	100		440	35,032
BAS	1,463	100		1,463	116,482
FOP	36	30		11	876
UOP	48	20		10	796
UOP	270	20		54	4,299
TOTALS	2,257			1,978	157,485

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,978	111.3560	122.49	242,285	1989	1989	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1998 Heated Area: 1903 HX Base Yr 1998



514 SW CHRIS TER, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	157,485
TOTAL MARKET OB/XF VALUE	9,670
TOTAL LAND VALUE - MARKET	26,250
TOTAL MARKET VALUE	193,405
SOH/AGL Deduction	83,858
ASSESSED VALUE	109,547
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	58,136
TOTAL JUST VALUE	193,405
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						

BUILDING NOTES

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$.

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

LAND DESCRIPTION

TOTAL OB/XF 9,670

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

REVIEW DATE 02/25/2025 BY JB Total Acres: 1.22 Total Land Value: 26,250 Market: 0 Agricultural: 0 Common: 26,250 PRINTED 11/16/2026 BY SYS