

LOT 46 CANNON CREEK ACRES S/D.  
442-658, 738-663, 790-530, WD 14

MATARAZZO CARMINE  
556 SW CHRIS TER  
LAKE CITY, FL 32024

**2026**

24-4S-16-03104-047  
COLUMBIA COUNTY PROPERTY VALUATION SUMMARY PAGE 1 of 1

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
12	CEDAR 100				
08	IRREGULAR 100				
14	PREFIN MT 100				
05	DRYWALL 100				
14	CARPET 50				
15	HARDTILE 50				
03	CENTRAL 100				
04	AIR DUCTED 100				
	3 100				
	2 100				
01	NONE 100				
1.1	1.100				
05	CONV 100				
	0 100				
03	03 100				
01	01 100				
06	06				
0100	SINGLE FAMILY				
			06		
24416.010	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,537	100		1,537	204,358
FGR	483	55		266	35,367
FOP	115	30		34	4,521
UOP	252	20		50	6,648
TOTALS	2,387			1,887	250,894

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%	2023		285,107	1994	2013	0	0	12.00	88.00
Heated Area: 1537 HX Base Yr 2023											

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE	250,894			
TOTAL MARKET OB/XF VALUE	2,500			
TOTAL LAND VALUE - MARKET	35,000			
TOTAL MARKET VALUE	288,394			
SOH/AGL Deduction	98,770			
ASSESSED VALUE	189,624			
TOTAL EXEMPTION VALUE	HX HB WR 56,411			
BASE TAXABLE VALUE	133,213			
TOTAL JUST VALUE	288,394			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	286,794			
LAND:1:1: SUBJECT TO FLOODING				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
000047276	Electrical Servic	0	05/19/2023	
30515	MAINT/ALTR	0	10/12/2012	
8498	SFR	45,000	06/15/1994	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD	SALE PRICE
1468/246	5/26/2022	WD Q	I 01	305,000
GRANTOR: ARAGON NATASH LYNN				
GRANTEE: MATARAZZO CARMINE				
1414/1078	6/30/2020	WD Q	I 01	179,900
GRANTOR: DAVID M & MONIQUE R P				
GRANTEE: NATASHA LYNN ARAGON				
BUILDING NOTES				
BUILDING DIMENSIONS				
BAS= W9 UOP= N7 W21 S12 E21 N5\$ S5 W53 S31 E24 FOP= E23 N5 W23 S5\$ N5 E23 FGR= S5 E23N21 W23 S16\$ N16 E15 N15\$.				

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	0166	CONC,PAVMT	0	100	0	1.00	UT	2,500.00	2,500.00	100	2023	2022		100	2,500	

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							