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

**2027**

**24-4S-16-03104-047**

## BUILDING CHARACTERISTICS

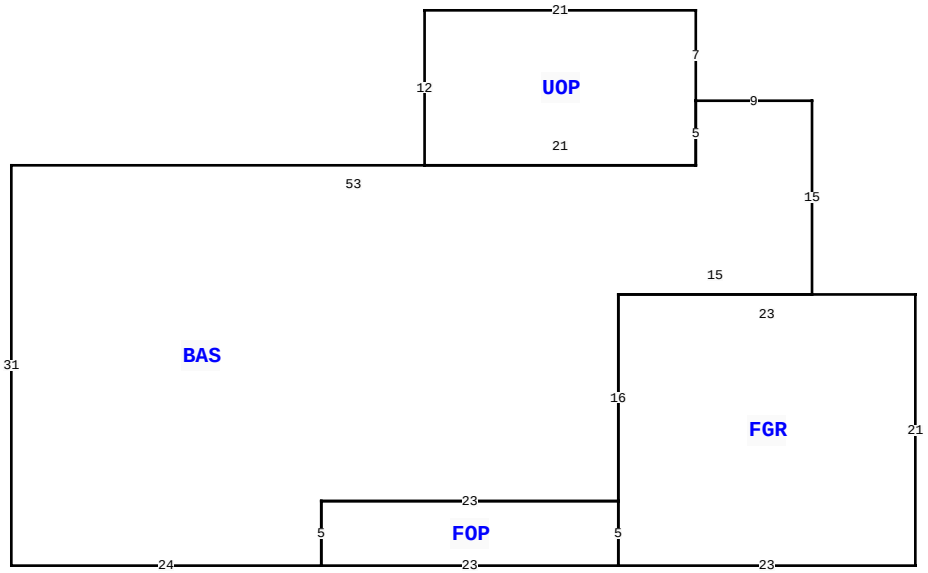
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 12 | CEDAR 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 50 |
| Interior Floo | 15 | HARDTILE 50 |
| Air Condition | 03 | CENTRAL 100 |
| 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 | 06 | 06 |
| 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 | 1,537 | 100 | | 1,537 | 197,190 |
| FGR | 483 | 55 | | 266 | 34,126 |
| FOP | 115 | 30 | | 34 | 4,362 |
| UOP | 252 | 20 | | 50 | 6,415 |
| TOTALS | 2,387 | | | 1,887 | 242,093 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,887 | 132.5362 | 145.79 | 275,106 | 1994 | 2013 | 0 | 0 | 0 | 12.00 | 88.00 |

1 SINGLE FAM 100% - 2023 Heated Area: 1537 HX Base Yr 2023




556 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 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 2,500.00 | 2,500.00 | 100 | 2023 | 2022 | | 100 | 2,500 | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 242,093 |
| TOTAL MARKET OB/XF VALUE | | 2,500 |
| TOTAL LAND VALUE - MARKET | | 35,000 |
| TOTAL MARKET VALUE | | 279,593 |
| SOH/AGL Deduction | | 84,280 |
| ASSESSED VALUE | | 195,313 |
| TOTAL EXEMPTION VALUE | HX HB WR | 56,411 |
| BASE TAXABLE VALUE | | 138,902 |
| TOTAL JUST VALUE | | 279,593 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 283,993 |

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 / U | 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$.

## LAND DESCRIPTION

TOTAL OB/XF 2,500

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

REVIEW DATE 02/25/2025 BY KS Total Acres: 1.03 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS