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

BUILDING CHARACTERISTICS

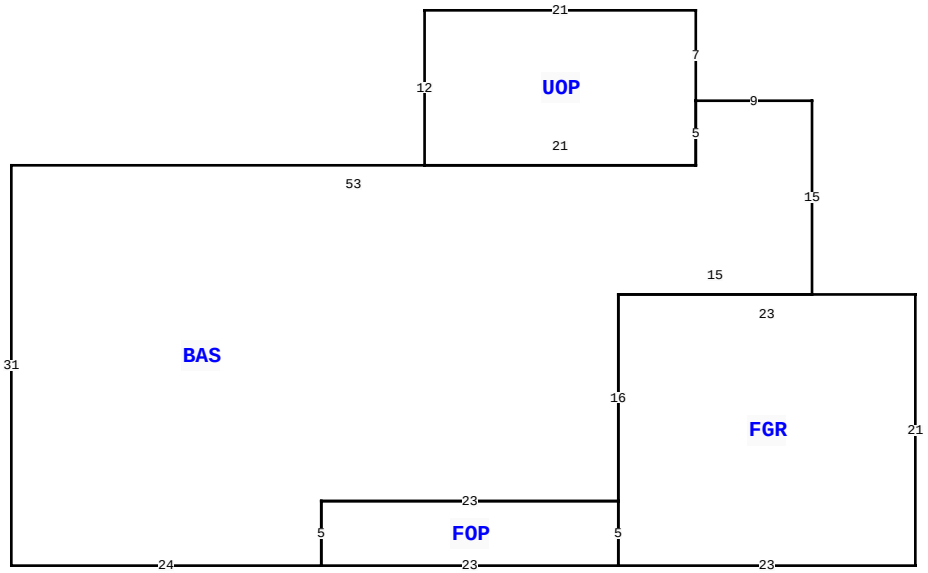
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 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	200,774
FGR	483	55		266	34,747
FOP	115	30		34	4,441
UOP	252	20		50	6,531
TOTALS	2,387			1,887	246,493

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	148.44	280,106	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		246,493
TOTAL MARKET OB/XF VALUE		2,500
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		283,993
SOH/AGL Deduction		94,369
ASSESSED VALUE		189,624
TOTAL EXEMPTION VALUE	HX HB WR	56,411
BASE TAXABLE VALUE		133,213
TOTAL JUST VALUE		283,993
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 / 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 06/22/2026 BY SYS