LOT 48 CANNON CREEK ACRES S/D.
442-654, 738-663, 791-1854, 835-

PASCHALL DONALD N/PASCHALL BETTE ANNE
642 SW CHRIS TER
LAKE CITY, FL 32024

2026

24-4S-16-03104-049

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

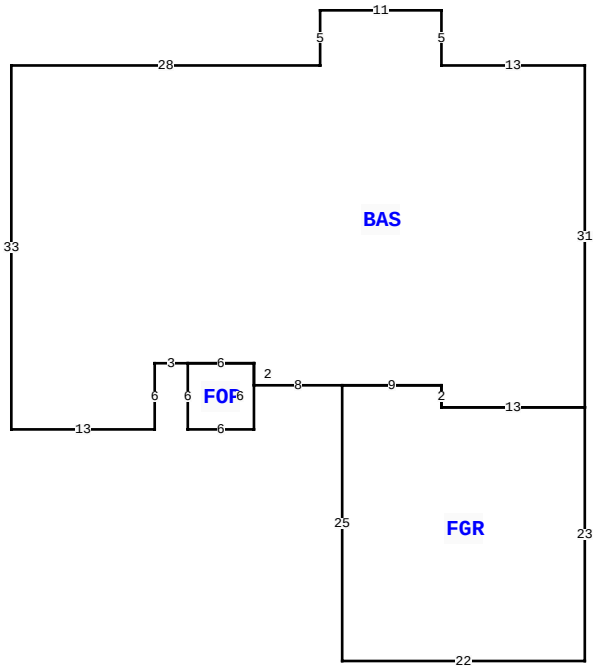
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	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	1,623	100		1,623	139,897
FGR	524	55		288	24,825
FOP	36	30		11	948
TOTALS	2,183			1,922	165,669

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,922	116.3250	132.61	254,876	1997	1997	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2017 Heated Area: 1623 HX Base Yr 2017



642 SW CHRIS TER, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		165,669
TOTAL MARKET OB/XF VALUE		8,484
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		209,153
SOH/AGL Deduction		75,249
ASSESSED VALUE		133,904
TOTAL EXEMPTION VALUE	HX HB 13	133,904
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		209,153
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		206,243

SALE:2:1: SOLD TOO LOW,MRKT AT $7000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045170	Roof Replacement	20,000	08/15/2022
12656	SFR	270	06/13/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1543/1364	6/24/2025	WD	U	I	11	100
GRANTOR: PASCHALL DONDALD N						
GRANTEE: PASCHALL DONDALD N						
1309/0005	1/29/2016	WD	Q	I	01	125,000
GRANTOR: SID D RUSSELL & CARRI						
GRANTEE: DONALD N PASCHALL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 N5 W11 S5 W28 S33 E13 N6 E3 FOP= S6 E6 N6 W6$ E6 S2 E8 FGR= S25 E22 N23 W13N2 W9$ E9 S2 E13 N31$.

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	1,724.00	UT	2.50	2.50	100	1997	1997	3	100	4,310	
2	0081	DECKING WI	0	100	0	0	491.00	UT	8.50	8.50	100	2009	2009	3	100	4,174	

LAND DESCRIPTION

TOTAL OB/XF 8,484

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-	1229.00	199.00	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: 1.05 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 05/08/2026 BY SYS