

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

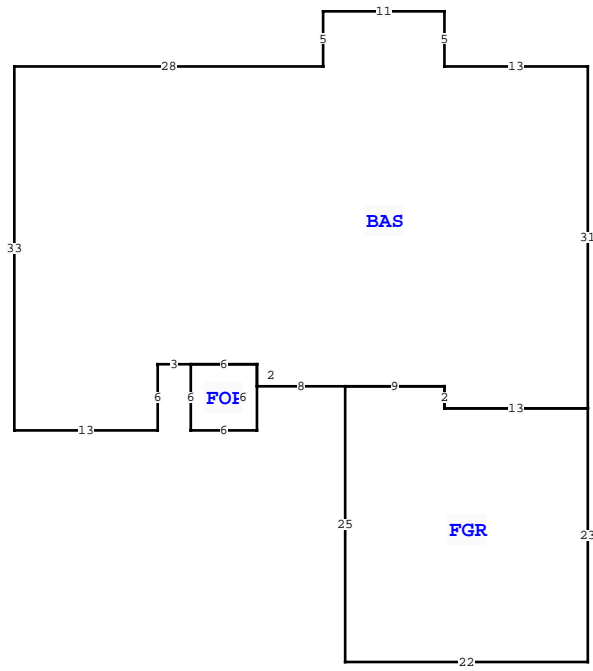
PASCHALL DONALD N/PASCHALL BETTE ANNE  
642 SW CHRIS TER  
LAKE CITY, FL 32024

**2026**

24-4S-16-03104-049  
COLUMBIA COUNTY PROPERTY VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	1,623	100	
FGR	524	55	
FOP	36	30	
TOTALS	2,183		
TOTALS		1,922	162,759

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%	2017									Heated Area: 1623	HX Base Yr 2017



COLUMBIA COUNTY PROPERTY VALUATION SUMMARY PAGE 1 of 1			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	162,759		
TOTAL MARKET OB/XF VALUE	8,484		
TOTAL LAND VALUE - MARKET	35,000		
TOTAL MARKET VALUE	206,243		
SOH/AGL Deduction	72,339		
ASSESSED VALUE	133,904		
TOTAL EXEMPTION VALUE	HX HB 13 133,904		
BASE TAXABLE VALUE	0		
TOTAL JUST VALUE	206,243		
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 DONALD N						
GRANTEE: PASCHALL DONALD N						
1309/0005	1/29/2016	WD	Q	I	01	125,000
GRANTOR: SID D RUSSELL & CARRI						
GRANTEE: DONALD N PASCHALL						

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	0	UT	2.50	2.50	100	1997	1997	3	100	4,310	
2	0081	DECKING WI	0	100	0	0	UT	8.50	8.50	100	2009	2009	3	100	4,174	
TOTALS														8,484		

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	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	1229.00	199.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							