E 130 FT OF SW1/4 OF SE1/4 OF NW

WD 1069-615, WD 1414-113, DC 155

BALSTER TAMARA
1001 SW CANNON CREEK DR
LAKE CITY, FL 32024

2027

24-4S-16-03111-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 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

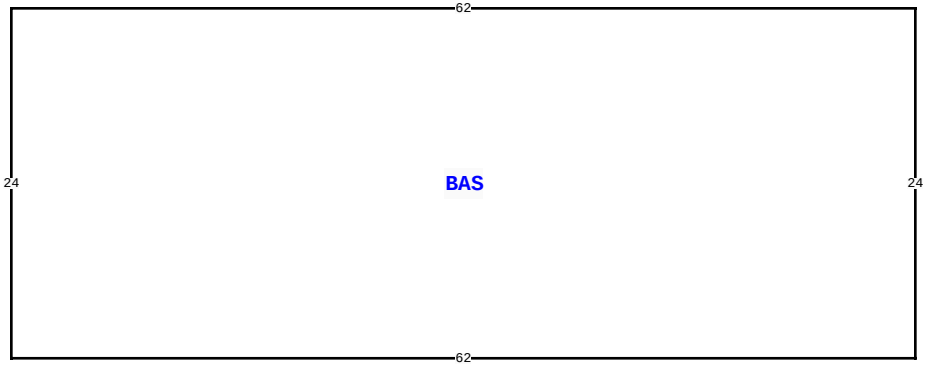
NEIGHBORHOOD/LOC 24416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,488	100		1,488	127,670
TOTALS	1,488			1,488	127,670

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,488	113.4540	124.80	185,702	1958	2000	0	0	0	31.25	68.75

1 SINGLE FAM 0% - 2026 Heated Area: 1488 HX Base Yr



1001 SW CANNON CREEK DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	0296	SHED METAL	0	0	10	13	130.00	UT	5.00	5.00	75	1993	1993	3	75	488	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	127,670
TOTAL MARKET OB/XF VALUE	488
TOTAL LAND VALUE - MARKET	13,000
TOTAL MARKET VALUE	141,158
SOH/AGL Deduction	0
ASSESSED VALUE	141,158
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	141,158
TOTAL JUST VALUE	141,158
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	143,480

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1414/0113	6/17/2020	WD	Q	I	01	138,000
GRANTOR: LEONARD SR & SHIRLEY						
GRANTEE: GERALD & TAMARA BAL						
1069/0615	12/20/2005	WD	Q	I		85,000
GRANTOR: DONALD AND MAMIE HARR						
GRANTEE: LEONARD AND SHIRLEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W62 S24 E62 N24$.

LAND DESCRIPTION

TOTAL OB/XF 488

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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							

REVIEW DATE 02/25/2025 BY KS Total Acres: 1.00 Total Land Value: 13,000 Market: 0 Agricultural: 0 Common: 13,000 PRINTED 11/16/2026 BY SYS