LOT 5 CANNON CREEK PLACE S/D.
WD 1056-2031, QC 1128-1813, WD 1

NELSON VIRGINIA POOLE
161 SW LIGHTER GLN
LAKE CITY, FL 32024

2026

24-4S-16-03114-105

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

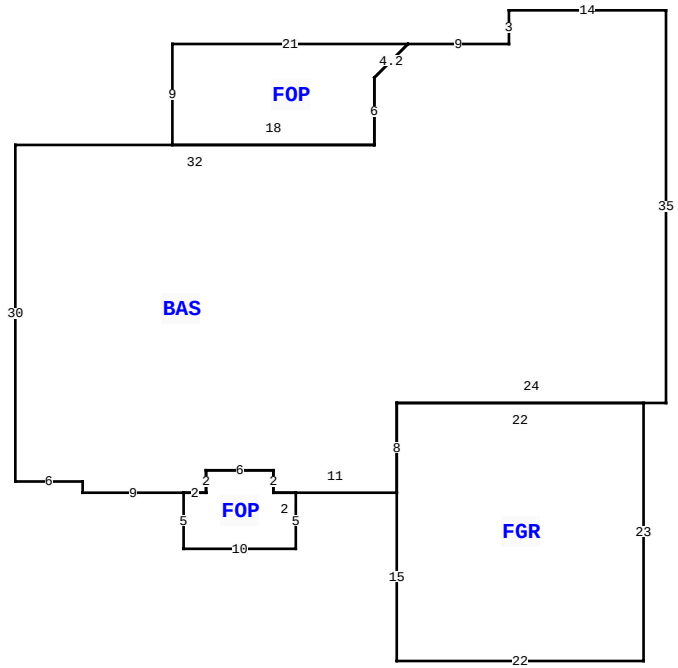
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC		24416.040 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100		1,860	201,158
FGR	506	55		278	30,065
FOP	62	30		19	2,055
FOP	167	30		50	5,408
TOTALS	2,595			2,207	238,686

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,207	115.6964	131.89	291,081	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2016 Heated Area: 1860 HX Base Yr 2016



161 SW LIGHTER GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		238,686
TOTAL MARKET OB/XF VALUE		6,119
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		279,805
SOH/AGL Deduction		100,426
ASSESSED VALUE		179,379
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		127,968
TOTAL JUST VALUE		279,805
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		278,485

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046909	Roof Replacement	15,200	04/06/2023
24635	SFR	612	06/15/2006
23942	SFR	611	12/07/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1544/50	5/27/2025	WD	U	I	11	100
GRANTOR: NELSON STEPHEN						
GRANTEE: NELSON VIRGINIA POO						
1301/0320	9/15/2015	WD	Q	I	01	177,500
GRANTOR: TIFFANY R WILSON						
GRANTEE: VIRGINIA & STEPHEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 S3 W9 FOP= W21 S9 E18 N6 R3 U3 $ D3 L3 S6 W32 S30 E6 S1 E9 FOP= S5 E10 N5 W2 N2 W6 S2 W2$ E2 N2 E6 S2 E11 FGR= S15 E22 N23 W22 S8$ N8 E24 N35$.

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	1,427.00	UT	3.00	3.00	100	2007	2007	3	100	4,281	
2	0169	FENCE/WOOD	0	100	0	0	175.00	UT	10.50	10.50	100	2014	2014	3	100	1,838	

LAND DESCRIPTION

TOTAL OB/XF 6,119

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-2	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: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 05/12/2026 BY SYS