LOT 7 CANNON CREEK PLACE S/D.
WD 1098-2178, CWD 1098-2180

CENDRO PERRY LEE/CENDRO RUFINA
146 SW LIGHTER GLEN
LAKE CITY, FL 32024

2027

24-4S-16-03114-107

BUILDING CHARACTERISTICS

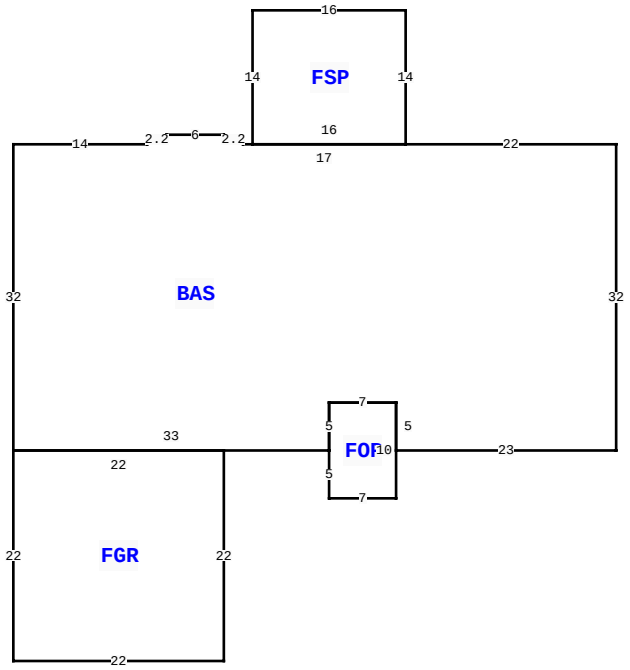
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	24416.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,989	100		1,989	211,359
FGR	484	55		266	28,267
FOP	70	30		21	2,232
FSP	224	40		90	9,564
TOTALS	2,767			2,366	251,421

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,366	119.2611	131.19	310,396	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2007 Heated Area: 1989 HX Base Yr 2007



146 SW LIGHTER GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 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	931.00	UT	3.00	3.00	100	2006	2006	3	100	2,793	
2	0280	POOL R/CON	0	100	15	30	450.00	UT	70.00	70.00	100	2007	2007	3	54	17,010	
3	0282	POOL ENCL	0	100	24	37	888.00	UT	15.00	15.00	100	2007	2007	3	40	5,328	
4	0296	SHED METAL	0	100	0	0	1.00	UT	1,200.00	1,200.00	50	2009	2009	3	50	600	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	4,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	251,421
TOTAL MARKET OB/XF VALUE	29,731
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	316,152
SOH/AGL Deduction	99,770
ASSESSED VALUE	216,382
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	164,971
TOTAL JUST VALUE	316,152
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	320,713

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25581	POOL ENCL	90	03/01/2007
25282	POOL	150	12/06/2006
24613	SFR	602	06/12/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1098/2180	10/11/2006	WD	Q	I		228,900
GRANTOR: TRENT GIEBEIG CONSTRU						
GRANTEE: PERRY LEE CENDRO &						
1098/2178	10/11/2006	WD	Q	V		44,000
GRANTOR: PETER W GIEBEIG						
GRANTEE: TRENT GIEBEIG CONST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 FSP= N14 W16 S14 E16$ W17 L2 U1 W6 D1 L2 W14 S32
FGR= S22 E22 N22 W22$ E33 FOP= S5 E7 N10 W7 S5$ N5 E7 S5 E23
N32$.

LAND DESCRIPTION

TOTAL OB/XF 29,731

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: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS