LOT 20 CANNON CREEK PLACE S/D.
WD 1056-2031, CT 1174-2215, WD 1

POPI DENNIS
138 SW HAVER HILL GLN
LAKE CITY, FL 32024

2027

24-4S-16-03114-120

BUILDING CHARACTERISTICS

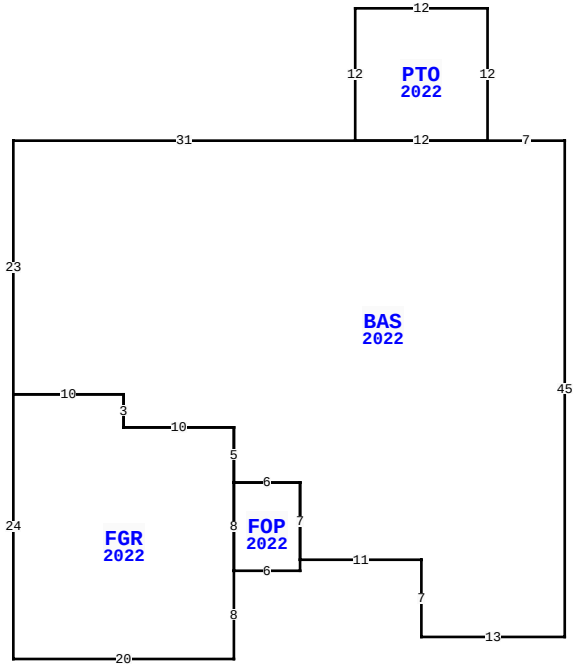
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	00	N/A 50
Interior Floo	13	LAM/VNLPLK 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	1,679	100	2022	1,679	191,422
FGR	450	55	2022	248	28,274
FOP	48	30	2022	14	1,596
PTO	144	5	2022	7	798
TOTALS	2,321			1,948	222,090

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,948	107.9610	118.76	231,344	2021	2021	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2022 Heated Area: 1679 HX Base Yr 2022



138 SW HAVER HILL GLN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	222,090
TOTAL MARKET OB/XF VALUE	4,688
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	261,778
SOH/AGL Deduction	20,252
ASSESSED VALUE	241,526
TOTAL EXEMPTION VALUE	HX HB 13 241,526
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	261,778
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	265,818

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40921	SFR	0	11/19/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1561/88	2/17/2026	WD	Q	I	01	310,000
GRANTOR: COOK DANIEL T						
GRANTEE: POPI DENNIS						
1451/344	10/27/2021	WD	Q	I	01	266,500
GRANTOR: ADAMS CONSTRUCTION GR						
GRANTEE: COOK DANIEL T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=-20,-20] S23 E10 S3 E10 S5 E6 S7 E11 S7 E13 N45 W7 W12 W31 $
PTO=[YR=2022;ORIG=11,-32] S12 E12 N12 W12 $
FGR=[YR=2022;ORIG=-20,3] S24 E20 N8 N8 N5 W10 N3 W10 $
FOP=[YR=2022;ORIG=0,11] S8 E6 N1 N7 W6 $
.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	3,200.00	3,200.00	100	2025	2024		100	3,200	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	1,488.00	1,488.00	100	2025	2024		100	1,488	

LAND DESCRIPTION

TOTAL OB/XF 4,688

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 05/01/2026 BY TP Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS