LOT 21 CANNON CREEK PLACE S/D.
WD 1056-2031, CT 1174-2215, WD 1

HARRISON JOHN S/HARRISON ELIZABETH K
130 SW HAVER HILL GLN
LAKE CITY, FL 32024

2027

24-4S-16-03114-121

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
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
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07

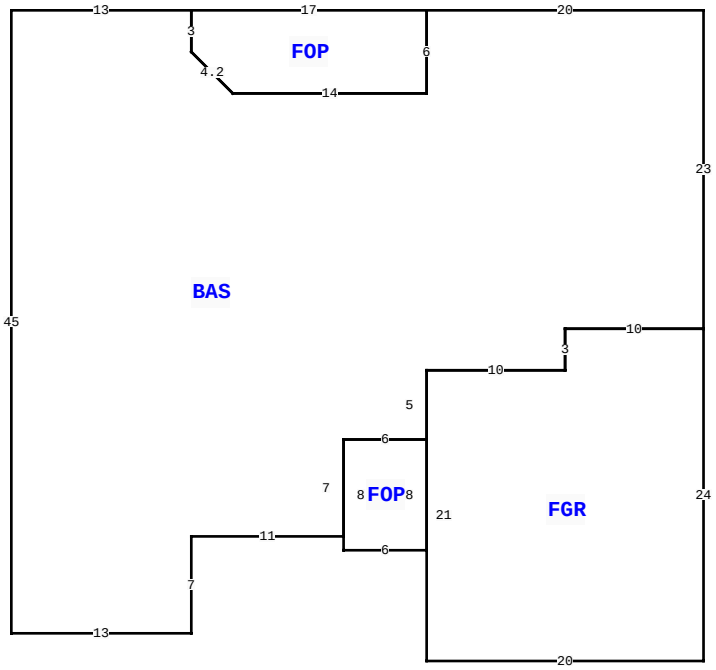
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 24416.040 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,582	100		1,582	207,039
FGR	450	55		248	32,456
FOP	48	30		14	1,833
FOP	98	30		29	3,795
TOTALS	2,178			1,873	245,123

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,873	125.2350	137.76	258,024	2020	2020	0	0	0	5.00	95.00

1 SINGLE FAM 100% - 2026 Heated Area: 1582 HX Base Yr 2026



130 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		245,123
TOTAL MARKET OB/XF VALUE		6,485
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		286,608
SOH/AGL Deduction		34,426
ASSESSED VALUE		252,182
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		200,771
TOTAL JUST VALUE		286,608
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		291,057

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39855	SFR	0	06/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1548/2414	9/03/2025	WD	Q	I	01	338,000
GRANTOR: CUEVAS LUIS H JR						
GRANTEE: HARRISON JOHN S						
1423/2408	11/03/2020	WD	Q	I	01	215,800
GRANTOR: ADAMS CONSTRUCTION GR						
GRANTEE: LUIS H JR & KERRY A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=110,0] W20 S6 W14 U3L3 N3 W13 S45 E13 N7 E11 N7 E6 N5 E10 N3 E10 N23 $
FOP=[ORIG=90,0] W17 S3 D3R3 E14 N6 $
FOP=[ORIG=84,31] S8 E6 N8 W6 $
FGR=[ORIG=110,23] W10 S3 W10 S21 E20 N24 $
.

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	660.00	UT	2.25	2.25	100	2021	2020		100	1,485	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	3,800.00	3,800.00	100	2025	2024		100	3,800	
3	0296	SHED METAL	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2026	2025		100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 6,485

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 12/11/2025 BY TP Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS