

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

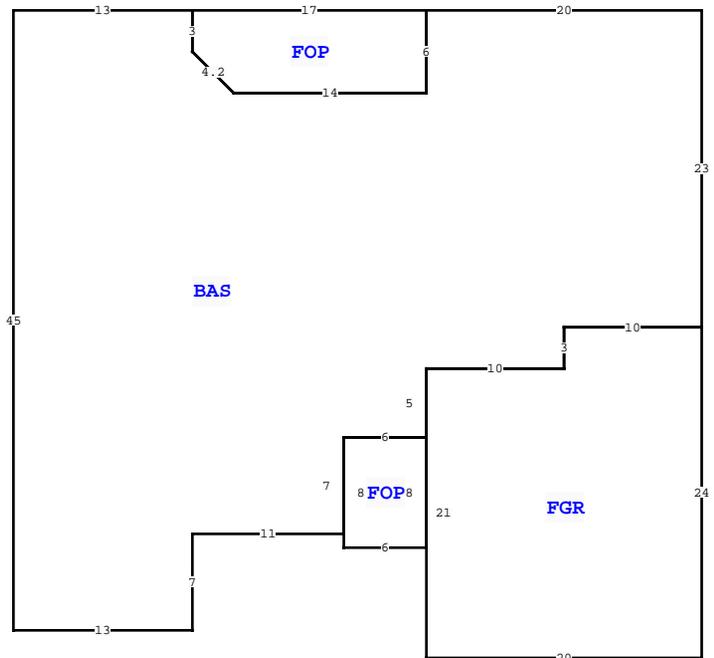
HARRISON JOHN S/HARRISON ELIZABETH K
130 SW HAVER HILL GLN
LAKE CITY, FL 32024

2026

24-4S-16-03114-121

BUILDING CHARACTERISTICS	
ELEMENT	CD
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/VNPLK 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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	- 2026									
Heated Area: 1582 HX Base Yr 2026												



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	214,569
FGR	450	55		248	33,637
FOP	48	30		14	1,899
FOP	98	30		29	3,933
TOTALS	2,178			1,873	254,038

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			254,038
TOTAL MARKET OB/XF VALUE			6,485
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			295,523
SOH/AGL Deduction			46,929
ASSESSED VALUE			248,594
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			197,183
TOTAL JUST VALUE			295,523
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			292,484

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						

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

TOTAL OB/XF													6,485					
130 SW HAVER HILL GLN, LAKE CITY													BLD DATE		LGL DATE		04/14/2026	MLU
													XF DATE		LAND DATE			
													INC DATE		AG DATE			

BUILDING NOTES												
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 \$												

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 \$												

LAND DESCRIPTION													TOTAL OB/XF													6,485				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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													