

LOT 38 CANNON CREEK PLACE S/D.
WD 1065-1748, WD 1108-2747, WD 1

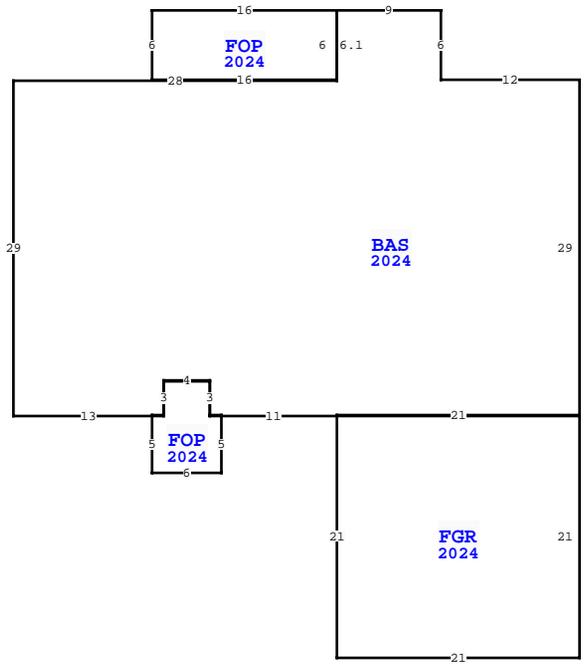
TOLAR CAMERON G/TOLAR ARIEL
142 SW ARROWBEND DR
LAKE CITY, FL 32024

2026

24-4S-16-03114-138
[Barcode]

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
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
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
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
BAS	1,464	100	2024
FGR	441	55	2024
FOP	42	35	2024
FOP	96	35	2024
TOTALS	2,043		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	02	1,756	120.0000	136.80	240,221	2023	2023	0	0	2.00	98.00
1 SINGLE FAM			100% - 2024	Heated Area: 1464		HX Base Yr 2024					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			235,417
TOTAL MARKET OB/XF VALUE			1,200
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			271,617
SOH/AGL Deduction			8,723
ASSESSED VALUE			262,894
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			211,483
TOTAL JUST VALUE			271,617
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			269,846

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045796	New Residential C	300,000	10/27/2022
24937	SFR	556	09/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1472/2367	8/18/2022	WD Q	Q	V	01	30,000
GRANTOR: BRADLEY FRANKS CONSTR						
GRANTEE: TOLAR CAMERON G						
1347/2329	11/10/2017	WD Q	Q	V	01	12,000
GRANTOR: PARK T JONES TRUSTEE						
GRANTEE: BRADLEY FRANKS CONS						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC,PAVMT	0	100	0	0		3.00	3.00	100	2024

TOTAL OB/XF												1,200												
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							

BUILDING NOTES											
BAS=[YR=2024;ORIG=7,-10] W12 N6 W9 S6.1 W28 S29 E13 N3 E4 S3 E11 E21 N29 \$											
FGR=[YR=2024;ORIG=-14,19] E21 S21 W21 N21 \$											
FOP=[YR=2024;ORIG=-14,-16] W16 S6 E16 N6 \$											
FOP=[YR=2024;ORIG=-24,19] W1 N3 W4 S3 W1 S5 E6 N5 \$											

LAND DESCRIPTION												TOTAL OB/XF												1,200			
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										