BEG 2416.62 FT E OF NW COR OF
SW1/4 OF NW1/4, RUN S 852.78
FT, W 308.28 FT, N 855.74 FT,

BULLARD MARY LOUISE
676 SW CANNON CREEK DR
LAKE CITY, FL 32024

2026

24-4S-16-03115-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

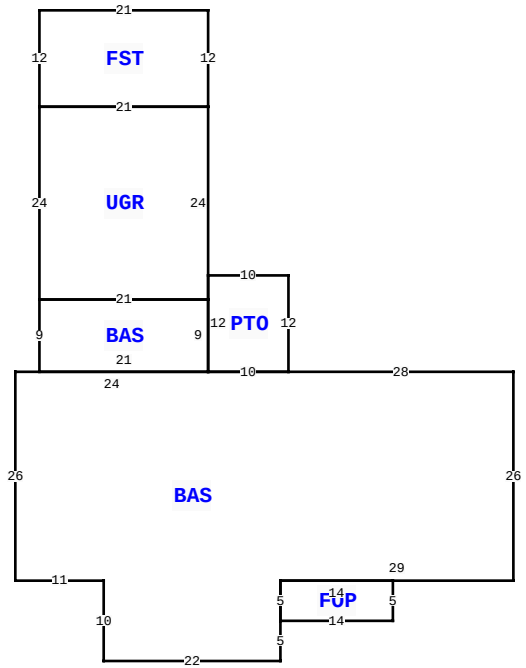
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	07	CORK/VTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	24416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	189	100		189	13,803
BAS	1,832	100		1,832	133,799
FOP	70	30		21	1,534
FST	252	55		139	10,152
PTO	120	5		6	438
UGR	504	45		227	16,579
TOTALS	2,967			2,414	176,304

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,414	98.5617	112.36	271,237	1975	1975	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2011 Heated Area: 2021 HX Base Yr 2011



676 SW CANNON CREEK DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		176,304
TOTAL MARKET OB/XF VALUE		1,650
TOTAL LAND VALUE - MARKET		10,850
TOTAL MARKET VALUE		188,804
SOH/AGL Deduction		82,995
ASSESSED VALUE		105,809
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		4,398
TOTAL JUST VALUE		188,804
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		185,713

LAND:2:1: STRIP ACROSS RD

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1200/2755	9/02/2010	WD	U	I	16	100
GRANTOR: MARY LOUISE BULLARD (						
GRANTEE: CRAIG A ROBARTS & P						
1199/0543	8/03/2010	WD	U	I	30	100
GRANTOR: FLORENE ODOM ETAL						
GRANTEE: MARY LOUISE BULLARD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 PTO= N12 W10 S12 E10$ W10 BAS= N9 UGR= N24 FST= N12 W21 S12 E21$ W21 S24 E21$ W21 S9 E21$ W24 S26 E11 S10 E22 N5 FOP= E14 N5 W14 S5$ N5 E29 N26$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 1,650

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		A-1	0.00	0.00	0.90	AC		1.00	1.00	1.00	11,500.00	11,500.00	10,350							
2	0000	C	VAC RES	100			0.00	0.00	0.50	AC		1.00	1.00	1.00	1,000.00	1,000.00	500							

REVIEW DATE 02/25/2025 BY KS Total Acres: 1.40 Total Land Value: 10,850 Market: 0 Agricultural: 0 Common: 10,850 PRINTED 05/13/2026 BY SYS