BEG 1470.02 FT E OF NW COR OF SW
CONT E 420 FT, S 857.71 FT, W 42
FT TO POB, EX 0.87 AC FOR RD R/W

LANG SHEILA L
838 SW CANNON CREEK DR
LAKE CITY, FL 32024

2027

24-4S-16-03115-003

BUILDING CHARACTERISTICS

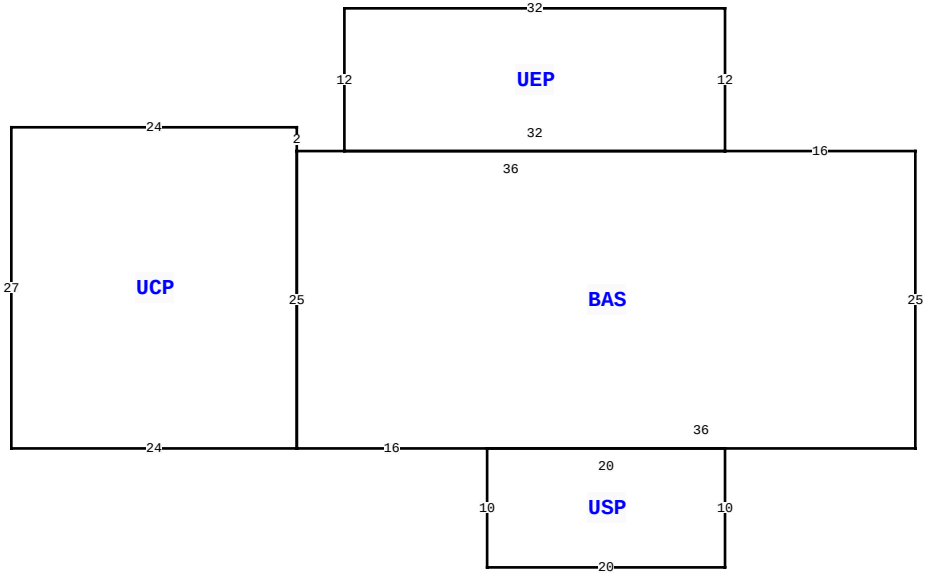
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0102	SFRES/MOBILE HOME
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	1,300	100		1,300	36,504
UCP	648	20		130	3,650
UEP	384	70		269	7,554
USP	200	35		70	1,966
TOTALS	2,532			1,769	49,674

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,769	117.0000	70.20	124,184	1986	1986	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2021 Heated Area: 1300 HX Base Yr 2021



838 SW CANNON CREEK DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 4 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		441,344
TOTAL MARKET OB/XF VALUE		27,685
TOTAL LAND VALUE - MARKET		63,000
TOTAL MARKET VALUE		532,029
SOH/AGL Deduction		101,668
ASSESSED VALUE		430,361
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		373,950
TOTAL JUST VALUE		532,029
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		538,305

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38947	SFR	0	11/26/2019
20084	M H	125	10/29/2002
19823	M H	125	08/07/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1547/944	8/14/2025	LE	U	I	14	100
GRANTOR: LAND SHEILA L						
GRANTEE: LAND SHEDILA L (ENH						
1113/0049	2/28/2007	WD	Q	I		210,000
GRANTOR: LEONARD KENNETH KEEN						
GRANTEE: HARRY & SHEILA LANG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 UEP= N12 W32 S12 E32$ W36 UCP= N2 W24 S27 E24 N25$
S25 E16 USP= S10 E20 N10W20$ E36 N25$.

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	0021	BARN,FR AE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	4,935	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	
6	9947	Septic	0	100	0	0	2.00	UT	3,000.00	3,000.00	100			3	100	6,000	
7	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	
8	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
9	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	
10	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 21,785

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	1.59	AC		1.00	1.00	1.00	10,000.00	10,000.00	15,900							
2	0200	C	MBL HM	100		00	0.00	0.00	4.71	AC		1.00	1.00	1.00	10,000.00	10,000.00	47,100							

REVIEW DATE 02/25/2025 BY KS Total Acres: 6.30 Total Land Value: 63,000 Market: 0 Agricultural: 0 Common: 63,000 PRINTED 11/17/2026 BY SYS

BEG 1470.02 FT E OF NW COR OF SW
CONT E 420 FT, S 857.71 FT, W 42
FT TO POB, EX 0.87 AC FOR RD R/W

LANG SHEILA L
838 SW CANNON CREEK DR
LAKE CITY, FL 32024

2027

24-4S-16-03115-003

BUILDING CHARACTERISTICS

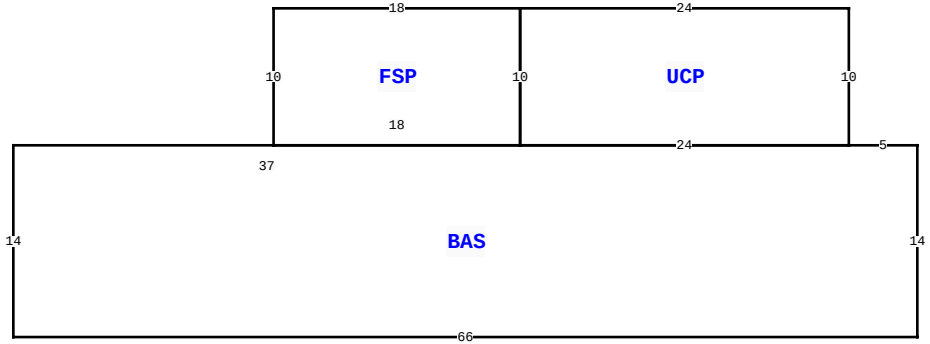
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0102	SFRES/MOBILE HOME
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	924	100		924	15,771
FSP	180	40		72	1,229
UCP	240	20		48	819
TOTALS	1,344			1,044	17,819

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,044	71.1180	42.67	44,547	1986	1986	0	0	0	60.00	40.00

2 MOBILE HME 0% - 2021 Heated Area: 924 HX Base Yr 2021



838 SW CANNON CREEK DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

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
11	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	300	
12	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	200	
13	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 4 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		441,344
TOTAL MARKET OB/XF VALUE		27,685
TOTAL LAND VALUE - MARKET		63,000
TOTAL MARKET VALUE		532,029
SOH/AGL Deduction		101,668
ASSESSED VALUE		430,361
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		373,950
TOTAL JUST VALUE		532,029
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		538,305

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1547/944	8/14/2025	LE	U	I	14	100
GRANTOR: LAND SHEILA L						
GRANTEE: LAND SHEDILA L (ENH						
1113/0049	2/28/2007	WD	Q	I		210,000
GRANTOR: LEONARD KENNETH KEEN						
GRANTEE: HARRY & SHEILA LANG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W5 UCP= N10 W24 S10 E24$ W24 FSP= N10 W18 S10 E18$ W37 S14 E66 N14$.

LAND DESCRIPTION

TOTAL OB/XF 5,900

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

REVIEW DATE 02/25/2025 BY KS Total Acres: 6.30 Total Land Value: 63,000 Market: 0 Agricultural: 0 Common: 63,000 PRINTED 11/17/2026 BY SYS

BEG 1470.02 FT E OF NW COR OF SW CONT E 420 FT, S 857.71 FT, W 42 FT TO POB, EX 0.87 AC FOR RD R/W

LANG SHEILA L
838 SW CANNON CREEK DR
LAKE CITY, FL 32024

2027

24-4S-16-03115-003

BUILDING CHARACTERISTICS

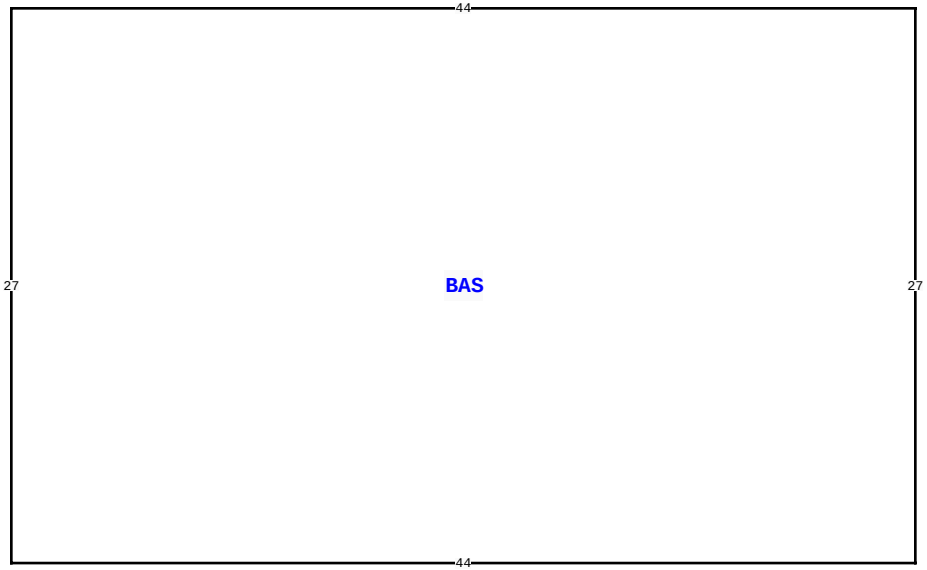
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0102	SFRES/MOBILE HOME
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	1,188	100		1,188	70,430
TOTALS	1,188			1,188	70,430

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,188	115.9000	107.79	128,055	2002	2002	0	0	0	45.00	55.00

4 MANUF 1 0% - 2021 Heated Area: 1188 HX Base Yr 2021



838 SW CANNON CREEK DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

PAGE 3 of 4 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		441,344
TOTAL MARKET OB/XF VALUE		27,685
TOTAL LAND VALUE - MARKET		63,000
TOTAL MARKET VALUE		532,029
SOH/AGL Deduction		101,668
ASSESSED VALUE		430,361
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		373,950
TOTAL JUST VALUE		532,029
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		538,305

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1547/944	8/14/2025	LE	U	I	14	100
GRANTOR: LAND SHEILA L						
GRANTEE: LAND SHEDILA L (ENH						
1113/0049	2/28/2007	WD	Q	I		210,000
GRANTOR: LEONARD KENNETH KEEN						
GRANTEE: HARRY & SHEILA LANG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S27 E44 N27$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 02/25/2025 BY KS Total Acres: 6.30 Total Land Value: 63,000 Market: 0 Agricultural: 0 Common: 63,000 PRINTED 11/17/2026 BY SYS

BEG 1470.02 FT E OF NW COR OF SW
CONT E 420 FT, S 857.71 FT, W 42
FT TO POB, EX 0.87 AC FOR RD R/W

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BUILDING CHARACTERISTICS

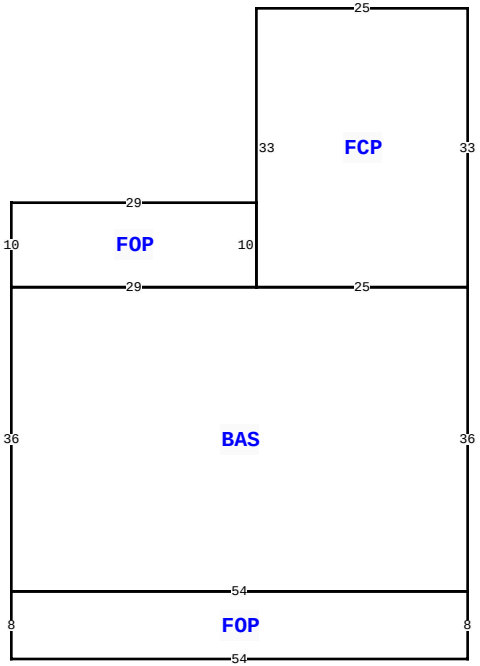
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	07	07
DOR CODE	0102	SFRES/MOBILE HOME
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	1,944	100		1,944	249,197
FCP	825	25		206	26,406
FOP	290	30		87	11,152
FOP	432	30		130	16,664
TOTALS	3,491			2,367	303,421

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	CV	NORM	% COND
0100	01	2,367	123.9700	136.37	322,788	2020	2020	0	0	1	5.00	94.00

5 SINGLE FAM 100% - 2021 Heated Area: 1944 HX Base Yr 2021



838 SW CANNON CREEK DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

PAGE 4 of 4 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
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NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		538,305

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: LAND SHEILA L						
GRANTEE: LAND SHEDILA L (ENH						
1113/0049	2/28/2007	WD	Q	I		210,000
GRANTOR: LEONARD KENNETH KEEN						
GRANTEE: HARRY & SHEILA LANG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N36 FCP= N33 W25 S33 E25$ W25 FOP= N10 W29 S10 E29$ W29 S36 FOP= S8 E54 N8 W54$ E54$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 02/25/2025 BY KS Total Acres: 6.30 Total Land Value: 63,000 Market: 0 Agricultural: 0 Common: 63,000 PRINTED 11/17/2026 BY SYS