

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

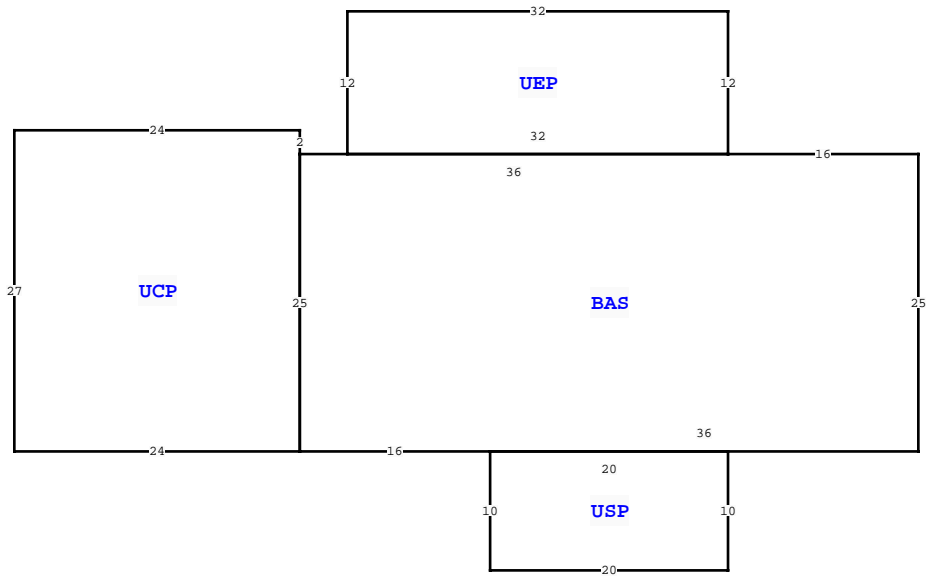
LANG SHEILA L  
 838 SW CANNON CREEK DR  
 LAKE CITY, FL 32024

**2026**

24-4S-16-03115-003

BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	05 AVERAGE 90				
Exterior Wall	31 VINYL SID 10				
Roof Structure	03 GABLE/HIP 100				
Roof Cover	14 PREFIN MT 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 90				
Interior Floor	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				
Architectural Units	01 CONV 100 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	60.00	40.00
1 MOBILE HME 0% - 2021 Heated Area: 1300 HX Base Yr 2021											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 4	2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		447,620	
TOTAL MARKET OB/XF VALUE		27,685	
TOTAL LAND VALUE - MARKET		63,000	
TOTAL MARKET VALUE		538,305	
SOH/AGL Deduction		127,874	
ASSESSED VALUE		410,431	
TOTAL EXEMPTION VALUE		HX HB WX 56,411	
BASE TAXABLE VALUE		354,020	
TOTAL JUST VALUE		538,305	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		541,891	

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						

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

TOTAL OB/XF												21,785												
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		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							

LAND DESCRIPTION		TOTAL OB/XF 21,785																							
REVIEW DATE	02/25/2025	BY	ks	Total Acres:	6.30	Total Land Value:	63,000	Market:	0	Agricultural:	0	Common:	63,000	PRINTED 06/29/2026 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

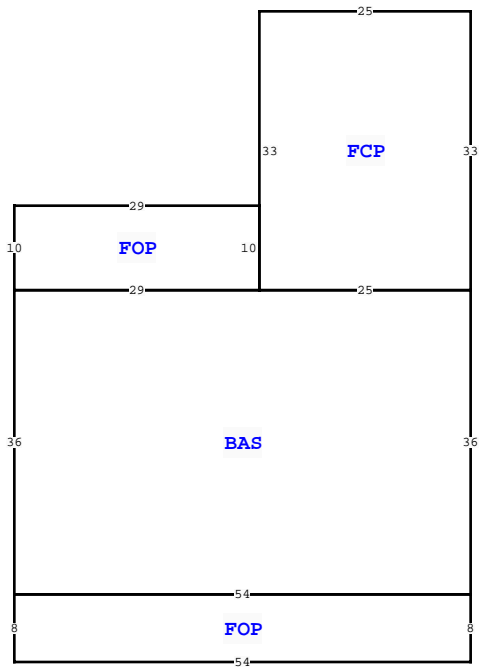
LANG SHEILA L  
 838 SW CANNON CREEK DR  
 LAKE CITY, FL 32024

**2026**

24-4S-16-03115-003  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	13	LAM/VNLPK 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
BAS	1,944	100	
FCP	825	25	
FOP	290	30	
FOP	432	30	
TOTALS	3,491		

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	138.85	328,658	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
INC DATE		AG DATE	MLU

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

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T

TOTAL OB/XF											
TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 4 of 4
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			447,620
TOTAL MARKET OB/XF VALUE			27,685
TOTAL LAND VALUE - MARKET			63,000
TOTAL MARKET VALUE			538,305
SOH/AGL Deduction			127,874
ASSESSED VALUE			410,431
TOTAL EXEMPTION VALUE	HX HB WX		56,411
BASE TAXABLE VALUE			354,020
TOTAL JUST VALUE			538,305
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			541,891

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