COMM NE COR OF SE1/4 OF NW1/4, S
POB, CONT S 223.98 FT, W 306.98
E 307.93 FT TO POB.

CLYATT JANICE L
606 SW CANNON CREEK DR
LAKE CITY, FL 32024

2027

24-4S-16-03115-007

BUILDING CHARACTERISTICS

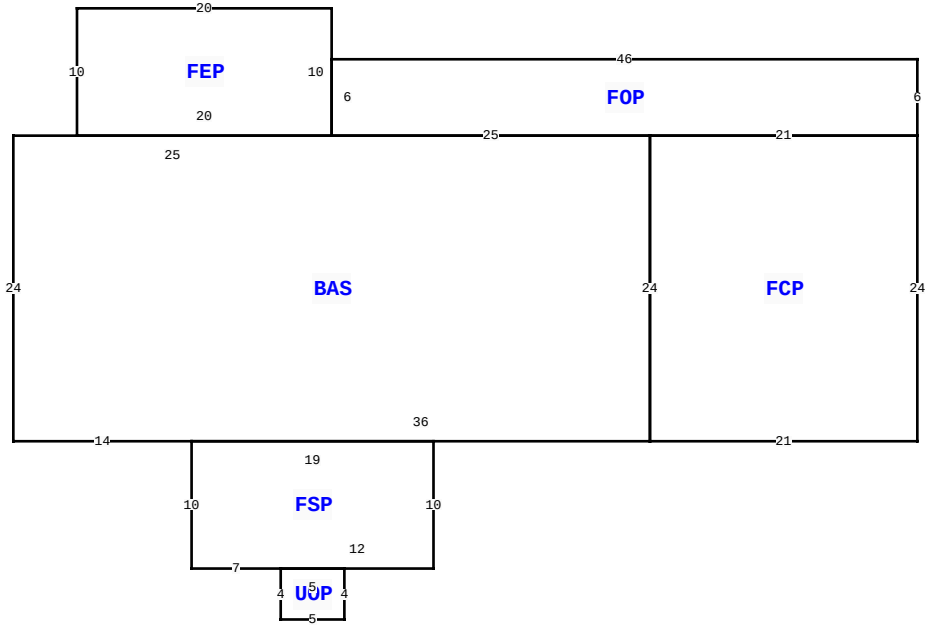
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	0200	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	1,200	100		1,200	33,379
FCP	504	25		126	3,505
FEP	200	85		170	4,729
FOP	276	35		97	2,698
FSP	190	40		76	2,114
UOP	20	25		5	139
TOTALS	2,390			1,674	46,564

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,674	115.9000	69.54	116,410	1984	1984	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 1200 HX Base Yr



606 SW CANNON CREEK DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		46,564
TOTAL MARKET OB/XF VALUE		10,860
TOTAL LAND VALUE - MARKET		18,170
TOTAL MARKET VALUE		75,594
SOH/AGL Deduction		29,039
ASSESSED VALUE		46,555
TOTAL EXEMPTION VALUE	HX HB SX WX	46,555
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		75,594
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,594

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0558/0361	2/01/1985	WD	Q	I	01	3,500
GRANTOR:						
GRANTEE:						
0508/0721	3/01/1983	WD	Q	V		3,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W25 W25 S24 E14 E36 N24 $
FCP=[ORIG=0,24] E21 N24 W21 S24 $
FOP=[ORIG=0,0] E21 N6 W46 S6 E25 $
FEP=[ORIG=-25,0] N10 W20 S10 E20 $
FSP=[ORIG=-36,24] S10 E7 E12 N10 W19 $
UOP=[ORIG=-29,34] S4 E5 N4 W5 $
.

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	0210	GARAGE U	0	100	24	40	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
2	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
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	12	16	192.00	UT	7.50	7.50	50	1993	1993	3	50	720	
5	0070	CARPORT UF	0	100	18	20	360.00	UT	3.00	3.00	50	1993	1993	3	50	540	
6	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2014	2014	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 10,860

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	0102	C	SFR/MH	100		A-1	0.00	0.00	1.58	AC		1.00	1.00	1.00	11,500.00	11,500.00	18,170							

REVIEW DATE 02/25/2025 BY KS Total Acres: 1.58 Total Land Value: 18,170 Market: 0 Agricultural: 0 Common: 18,170 PRINTED 11/17/2026 BY SYS