COMM NW COR OF S1/2 OF NW1/4, RU FT FOR POB, CONT E 420 FT, S 861 FT, N 865.62 FT TO POB, EX PROX

PETTY ZIMMIE C/PETTY MELVALEE YVONNE
946 SW CANNON CREEK DR
LAKE CITY, FL 32024

2027

24-4S-16-03115-012

BUILDING CHARACTERISTICS

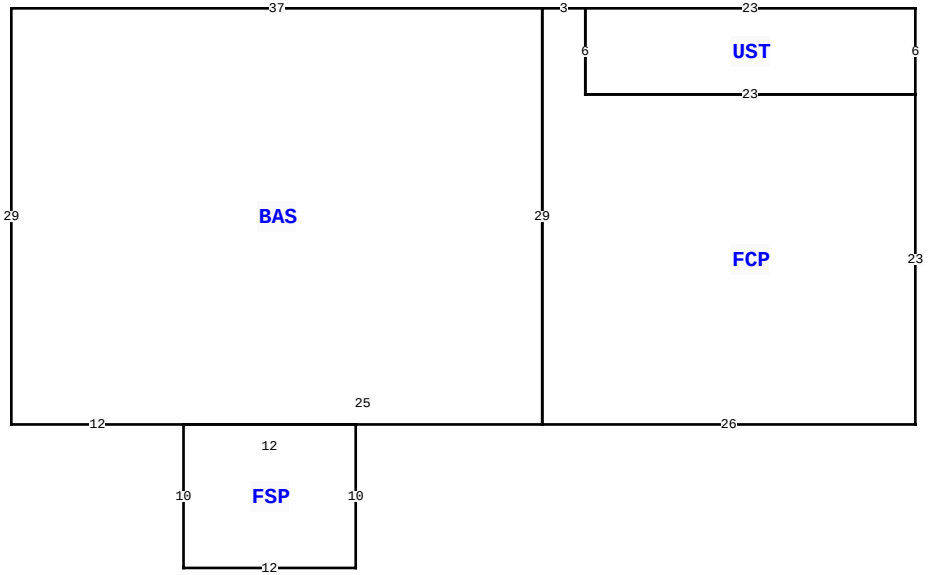
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
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	1,073	100		1,073	92,447
FCP	616	25		154	13,268
FSP	120	40		48	4,135
UST	138	45		62	5,342
TOTALS	1,947			1,337	115,192

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,337	120.5000	132.55	177,219	1973	1973	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1073 HX Base Yr



946 SW CANNON CREEK DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 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
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	0020	BARN,FR	0	100	32	37	1,184.00	UT	2.50	2.50	100	1993	1993	3	100	2,960	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	1,200	
4	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		115,192
TOTAL MARKET OB/XF VALUE		8,360
TOTAL LAND VALUE - MARKET		103,600
TOTAL MARKET VALUE		132,714
SOH/AGL Deduction		58,190
ASSESSED VALUE		74,524
TOTAL EXEMPTION VALUE	HX HB SL	74,524
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		227,152
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		229,247

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

UST= N6 W23 S6 E23$ FCP= W23N6 W3 BAS= W37 S29 E12 FSP= S10 E12 N10 W12$ E25 N29$ S29 E26 N23$.

LAND DESCRIPTION

TOTAL OB/XF 8,360

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	1.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	5,500							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	13.08	AC		1.00	1.00	1.00	280.00	280.00	3,662							
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	13.08	AC		1.00	1.00	1.00	7,500.00	7,500.00	98,100							
4	9910	M	MKT.VAL.AG	0			0.00	0.00	0.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	0							

REVIEW DATE 02/25/2025 BY KS Total Acres: 14.08 Total Land Value: 9,162 Market: 98,100 Agricultural: 3,662 Common: 5,500 PRINTED 11/17/2026 BY SYS