COMM AT NE COR OF SE1/4 OF NW
1/4, RUN S 309.32 FT FOR POB,
CONT S 118.48 FT, W 307.91 FT,

ROBARTS CRAIG
660 SW CANNON CREEK DR
LAKE CITY, FL 32024

**2027**

**24-4S-16-03115-015**

## BUILDING CHARACTERISTICS

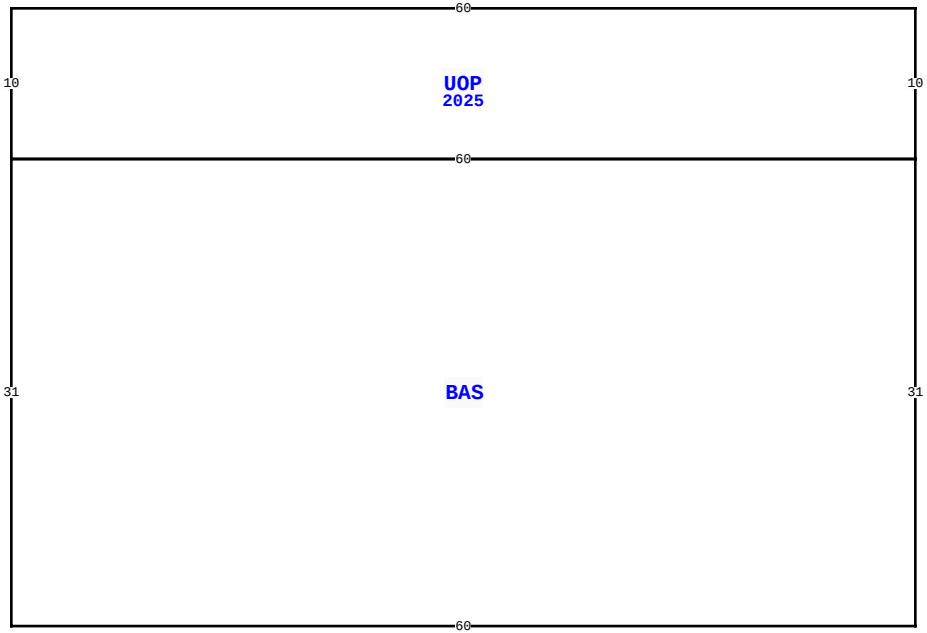
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| 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 | 1,860 | 100 | | 1,860 | 128,070 |
| UOP | 600 | 25 | 2025 | 150 | 10,329 |
| TOTALS | 2,460 | | | 2,010 | 138,397 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 2,010 | 113.9000 | 105.93 | 212,919 | 2011 | 2010 | 0 | 0 | 0 | 35.00 | 65.00 |

1 MANUF 1 100% - 2018 Heated Area: 1860 HX Base Yr 2018




660 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 | | 138,397 |
| TOTAL MARKET OB/XF VALUE | | 18,600 |
| TOTAL LAND VALUE - MARKET | | 11,615 |
| TOTAL MARKET VALUE | | 168,612 |
| SOH/AGL Deduction | | 61,188 |
| ASSESSED VALUE | | 107,424 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 56,013 |
| TOTAL JUST VALUE | | 168,612 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 170,102 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 29038 | M H | 630 | 11/30/2010 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1341/2001 | 7/25/2017 | QC | U | I | 11 | 100 |
| GRANTOR: PAULA HAGLER | | | | | | |
| GRANTEE: CRAIG ROBARTS | | | | | | |
| 1200/2759 | 9/02/2010 | WD | U | V | 16 | 100 |
| GRANTOR: MARY L BULLARD | | | | | | |
| GRANTEE: PAULA HAGLER | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[ORIG=0,0] W60 S31 E60 N31 $
UOP=[YR=2025;ORIG=-60,-10] E60 S10 W60 N10 $
.

## 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 | 0031 | BARN,MT AE | 0 | 100 | 30 | 40 | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 10,800 | |
| 2 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 3 | 0263 | PRCH,USP | 0 | 100 | 0 | 0 | 1.00 | UT | 800.00 | 800.00 | 100 | 2025 | 2024 | | 100 | 800 | |

## LAND DESCRIPTION

TOTAL OB/XF 18,600

| 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 | 0200 | C | MBL HM | 100 | | A-1 | 0.00 | 0.00 | 1.01 | AC | | 1.00 | 1.00 | 1.00 | 11,500.00 | 11,500.00 | 11,615 | | | | | | | |

REVIEW DATE 03/17/2025 BY KS Total Acres: 1.01 Total Land Value: 11,615 Market: 0 Agricultural: 0 Common: 11,615 PRINTED 11/17/2026 BY SYS