

COMM NW COR OF SE1/4, RUN E
1357.83 FT, S 25 FT TO S R/W
OF CANNON CREEK RD FOR POB,

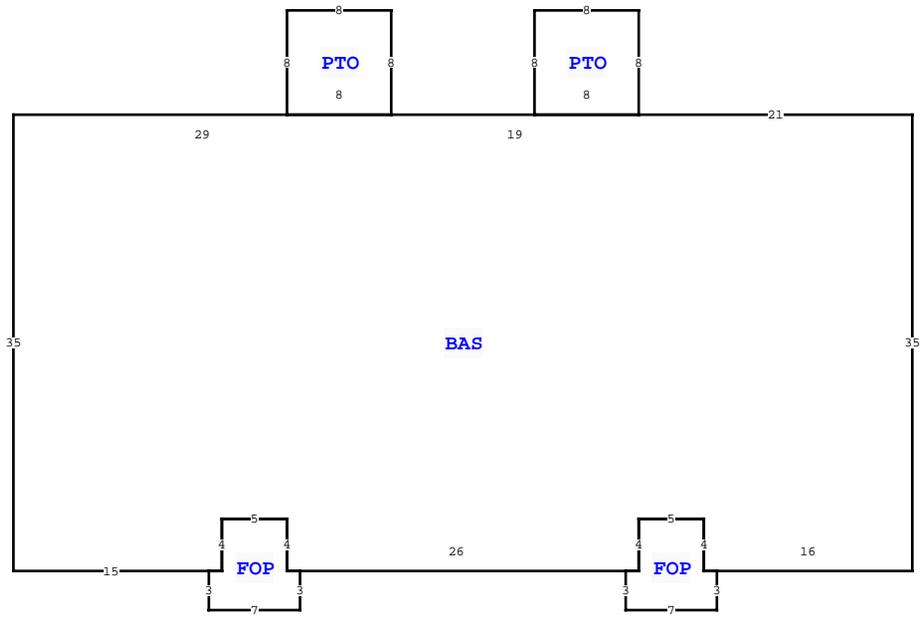
DELTA OMEGA PROPERTIES INC
3454 SW CR 242
LAKE CITY, FL 32024

2026

24-4S-16-03117-000


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		0 100
Stories	1.	1. 100
Units		2 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	DUPLX	0%	- 0									Heated Area: 2375 HX Base Yr	



Quality	05	05			
DOR CODE	0800	MULTI-FAM <10			
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	2,375	100		2,375	182,457
FOP	41	30		12	922
FOP	41	30		12	922
PTO	64	5		3	230
PTO	64	5		3	230
TOTALS	2,585			2,405	184,762

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	0260	PAVEMENT-A	0	0	0	0	6,920.00	UT	0.75	0.75	100	2005	2005	3	100	5,190	
2	0166	CONC,PAVMT	0	0	4	20	80.00	UT	2.50	2.50	100	2005	2005	3	100	200	
3	0169	FENCE/WOOD	0	0	0	0	240.00	UT	8.00	8.00	50	2005	2005	3	50	960	

198 SW CANNON CREEK DR, LAKE CITY				BLD DATE		LGL DATE	
				XF DATE		LAND DATE	
				INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY			PAGE 1 of 2
VALUATION SUMMARY			2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		369,524	
TOTAL MARKET OB/XF VALUE		6,350	
TOTAL LAND VALUE - MARKET		24,495	
TOTAL MARKET VALUE		400,369	
SOH/AGL Deduction		0	
ASSESSED VALUE		400,369	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		400,369	
TOTAL JUST VALUE		400,369	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		384,223	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23088	MULTIFAM	562	05/02/2005
23089	MULTIFAM	587	05/02/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1070/0285	12/08/2005	WD	Q	I	03	320,000

GRANTOR: SMITHEY & OTHERS
GRANTEE: DELTA OMEGA PROPERT

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W21 PTO= N8 W8 S8 E8\$ W19 PTO= N8 W8 S8 E8\$ W29 S35 E15 FOP= S3 E7 N3 W1 N4 W5 S4 W1\$ E1 N4 E5 S4 E26 FOP= S3 E7 N3 W1 N4 W5 S4 W1\$ E1 N4 E5 S4 E16 N35\$.									

LAND DESCRIPTION										TOTAL OB/XF														
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	0800	C	MULTI-FAM	0		RMF-1	0.00	0.00	2.13	AC		1.00	1.00	1.00	11,500.00	11,500.00	24,495							

