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

2027

24-4S-16-03117-000

BUILDING CHARACTERISTICS

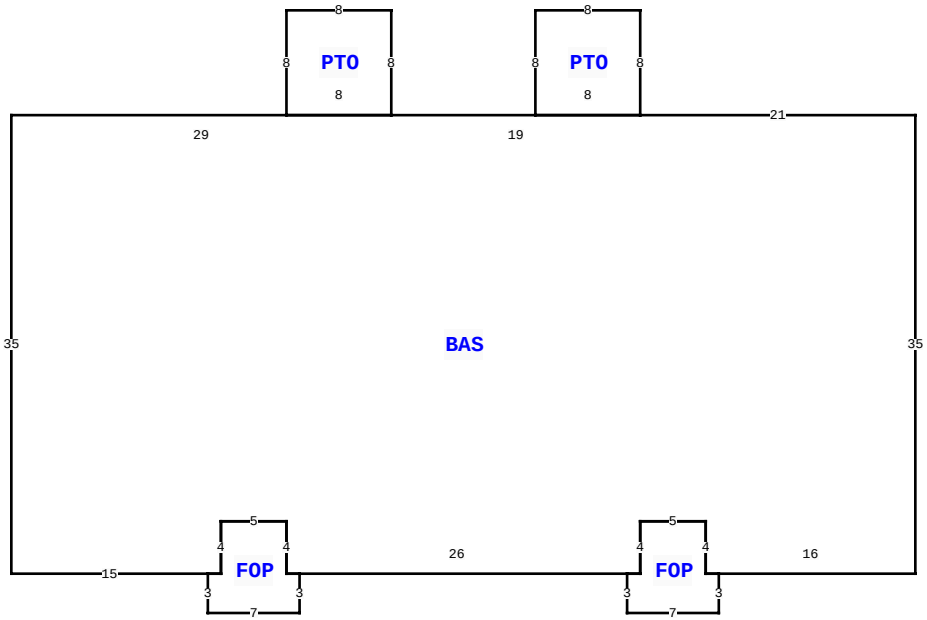
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		0 100
Stories	1.	1. 100
Units		2 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
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	176,377
FOP	41	30		12	891
FOP	41	30		12	891
PTO	64	5		3	222
PTO	64	5		3	222
TOTALS	2,585			2,405	178,605

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	2,405	106.7040	92.83	223,256	2005	2005	0	0	0	20.00	80.00

1 DUPLEX 0% - 0 Heated Area: 2375 HX Base Yr



198 SW CANNON CREEK DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	357,210
TOTAL MARKET OB/XF VALUE	6,350
TOTAL LAND VALUE - MARKET	24,495
TOTAL MARKET VALUE	388,055
SOH/AGL Deduction	0
ASSESSED VALUE	388,055
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	388,055
TOTAL JUST VALUE	388,055
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	388,055

XFOB:1:1: POULTREY HOUSES.

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 6,350

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	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							

REVIEW DATE 02/20/2025 BY JB Total Acres: 2.13 Total Land Value: 24,495 Market: 0 Agricultural: 0 Common: 24,495 PRINTED 11/17/2026 BY SYS

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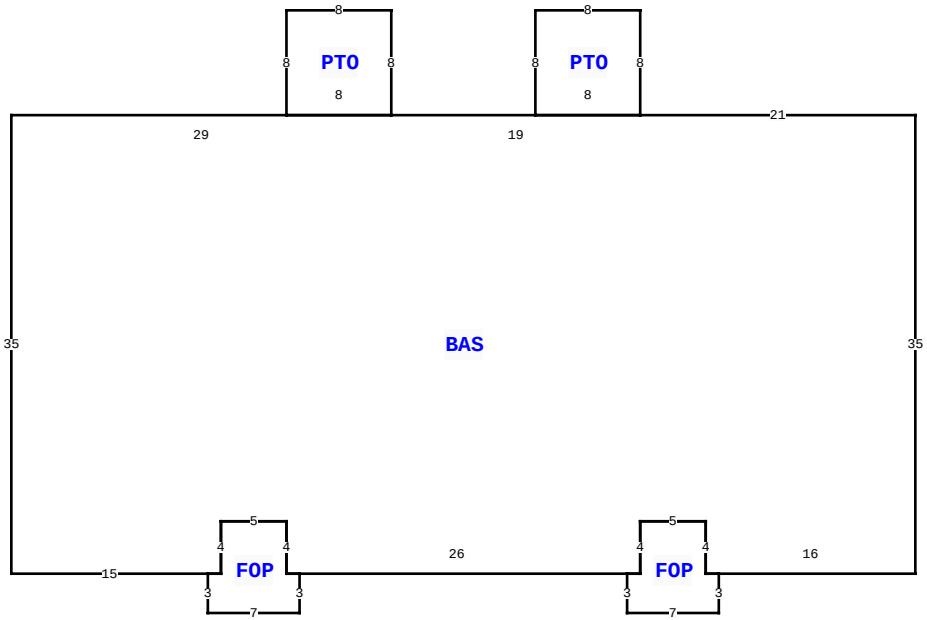
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