

COMM 756.83 FT E OF NW COR OF SE
 FT FOR POB, RUN E 132 FT, S 351.
 N 351.65 FT TO POB & COMM AT NW

LYNCH ETHELIND S
 318 SW CANNON CREEK DR
 LAKE CITY, FL 32024

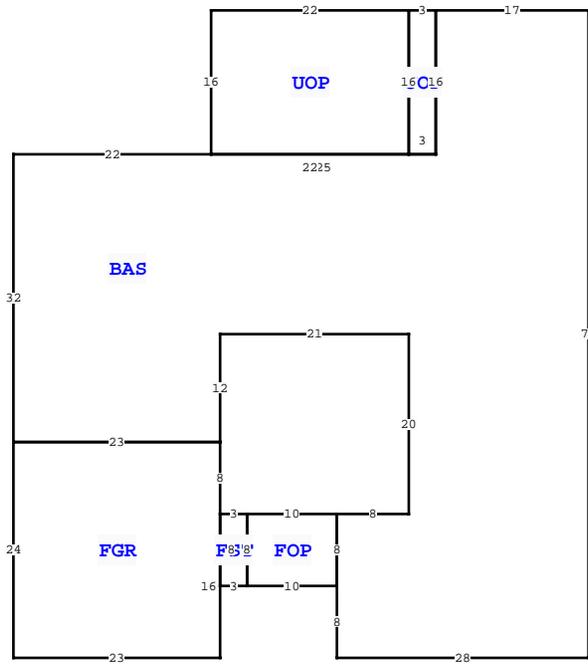
2026

24-4S-16-03117-002



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	70
Exterior Wall	10	ABOVE AVG.	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	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	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	24416.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,676	100	
FGR	552	55	
FOP	80	30	
FST	24	55	
UOP	48	20	
UOP	352	20	
TOTALS	3,732		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,097	112.1320	125.59	388,952	1980	1980	0	0	35.00	65.00	
1 SINGLE FAM 100% - 0 Heated Area: 2676 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			252,819
TOTAL MARKET OB/XF VALUE			1,292
TOTAL LAND VALUE - MARKET			12,555
TOTAL MARKET VALUE			266,666
SOH/AGL Deduction			115,958
ASSESSED VALUE			150,708
TOTAL EXEMPTION VALUE	HX HB WX		56,411
BASE TAXABLE VALUE			94,297
TOTAL JUST VALUE			266,666
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			266,666

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1567/1726	5/04/2026	LE	U	I	14	100
GRANTOR: LYNCH ETHELIND S						
GRANTEE: LYNCH ETHELIND S (E						
1192/0351	4/06/2010	WD	U	V	11	100
GRANTOR: DELTA OMEGA PROPERTIE						
GRANTEE: ETHELIND S LYNCH						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	100	4	63	256.00	UT	2.00	2.00	100	1993
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2009
3	0169	FENCE/WOOD	0	100	0	0	150.00	UT	10.50	10.50	40	2009
4	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	2014

TOTAL OB/XF												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
318 SW CANNON CREEK DR, LAKE CITY												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												
1,292												

BUILDING NOTES												

BUILDING DIMENSIONS												
FGR= S8 FST= E3 S8 W3 N8 \$ S16 W23 N24 E23\$ BAS= W23 N32 E22												
UOP= N16 E22 UOP= E3 S16 W3 N16\$ S16 W22 \$ E25 N16 E17 S72												
W28 N8 FOP= W10 N8 E10 S8\$ N8 E8 N20 W21 S12\$.												

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	0100	C	SFR	100		A-1	0.00	0.00	1.07	AC		1.00	1.00	1.00	11,500.00	11,500.00	12,305								
2	0000	C	VAC RES	100			0.00	0.00	1.00	UT		1.00	1.00	1.00	250.00	250.00	250								