COMM NW COR OF SE1/4, RUN E 1152 FT TO S R/W CANNON CREEK RD FOR R/W 205 FT, S 351.65 FT, W 205 F

MAI TEATHER BREE/MAI REBECCA D
236 SW CANNON CREEK DR
LAKE CITY, FL 32024-0303

2027

24-4S-16-03117-004

BUILDING CHARACTERISTICS

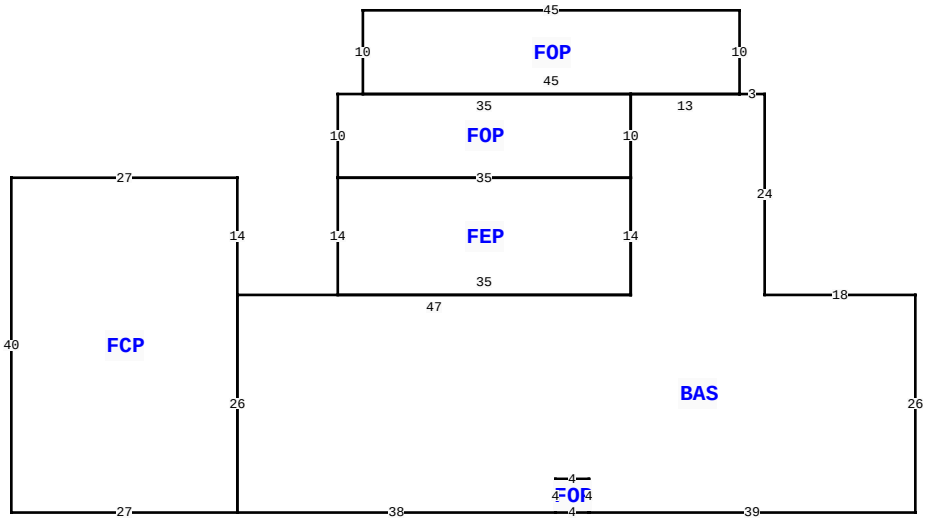
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
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	03	03
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,474	100		2,474	186,540
FCP	1,080	25		270	20,358
FEP	490	80		392	29,557
FOP	16	30		5	377
FOP	350	30		105	7,917
FOP	450	30		135	10,179
TOTALS	4,860			3,381	254,927

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,381	105.4584	116.00	392,196	1961	1961	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2024 Heated Area: 2474 HX Base Yr 2024



236 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	4,000	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	
4	0031	BARN,MT AE	0	100	36	40	1.00	UT	0.00	0.00	100	2019	2019	3	100	6,000	
5	0040	BARN,POLE	0	100	0	0	1.00	UT	8,000.00	8,000.00	100	2025	2024		100	8,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	254,927
TOTAL MARKET OB/XF VALUE	19,300
TOTAL LAND VALUE - MARKET	18,975
TOTAL MARKET VALUE	293,202
SOH/AGL Deduction	19,422
ASSESSED VALUE	273,780
TOTAL EXEMPTION VALUE	HX HB WX SX 106,411
BASE TAXABLE VALUE	167,369
TOTAL JUST VALUE	293,202
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	297,839

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046565	Solar Power Syste	48,216	02/22/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1491/1068	5/25/2023	QC	U	I	11	100
GRANTOR: MAI REBECCA D						
GRANTEE: MAI TEATHER BREE						
1479/485	11/09/2022	PR	U	I	19	100
GRANTOR: MAI REBECCA D AS PR O						
GRANTEE: MAI REBECCA D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W3 FOP= N10 W45 S10 E45$ W13 FOP= W35 S10 E35 N10$ S10 FEP= W35 S14 E35 N14$ S14 W47 FCP= N14 W27 S40 E27 N26$ S26 E38 FOP= E4 N4 W4 S4$ N4 E4 S4 E39 N26 W18 N24$.

LAND DESCRIPTION

TOTAL OB/XF 19,300

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	1.65	AC		1.00	1.00	1.00	11,500.00	11,500.00	18,975							

REVIEW DATE 02/20/2025 BY KS Total Acres: 1.65 Total Land Value: 18,975 Market: 0 Agricultural: 0 Common: 18,975 PRINTED 11/17/2026 BY SYS