COMM NW COR OF NW1/4 OF SE1/4,
RUN E 374 FT, S 25 FT TO S R/W
OF CO RD FOR POB, RUN E 370

STOKES DWIGHT E/STOKES ANGELA K
384 SW CANNON CREEK DR
LAKE CITY, FL 32024

2027

24-4S-16-03118-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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

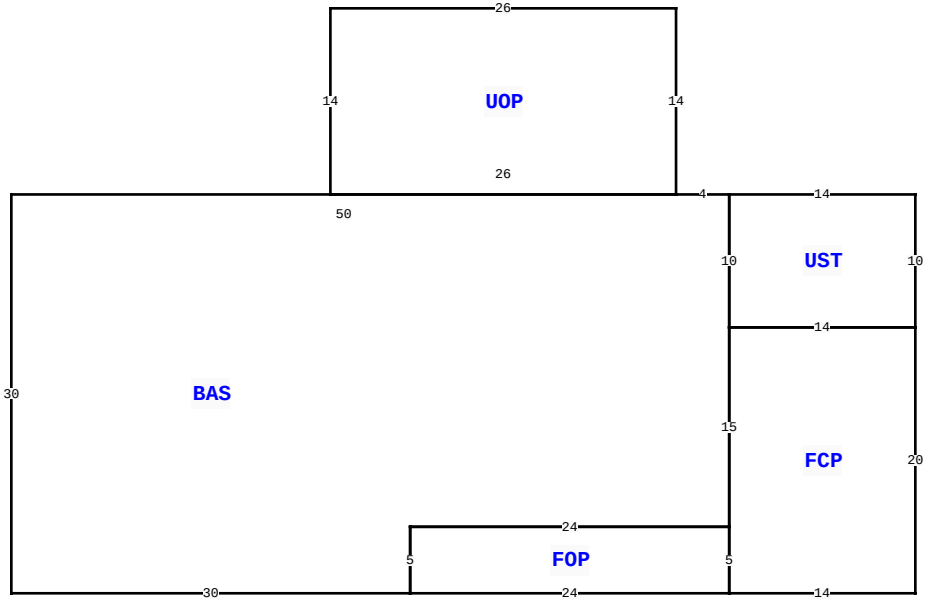
NEIGHBORHOOD/LOC 24416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100		1,500	132,220
FCP	280	25		70	6,170
FOP	120	30		36	3,173
UOP	364	20		73	6,435
UST	140	45		63	5,553
TOTALS	2,404			1,742	153,551

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,742	123.2840	135.61	236,233	1962	1962	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2018 Heated Area: 1500 HX Base Yr 2018



384 SW CANNON CREEK DR, LAKE CITY

BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE 04/10/2025 MLU

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	40	
2	0294	SHED WOOD/	0	100	10	12	120.00	UT	7.50	7.50	100	1993	1993	3	100	900	
3	0294	SHED WOOD/	0	100	14	16	224.00	UT	7.50	7.50	100	1993	1993	3	100	1,680	
4	0252	LEAN-TO W/	0	100	10	16	160.00	UT	2.00	2.00	100	1993	1993	3	100	320	
5	0260	PAVEMENT-A	0	100	10	345	3,450.00	UT	1.10	1.10	60	1993	1993	3	60	2,277	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		153,551
TOTAL MARKET OB/XF VALUE		5,217
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		188,768
SOH/AGL Deduction		65,506
ASSESSED VALUE		123,262
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		71,851
TOTAL JUST VALUE		188,768
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		191,565

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1335/2015	4/28/2017	WD	Q	I	01	127,900

GRANTOR: MONA LEE COATES

GRANTEE: DWIGHT E & ANGELA K

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W4 UOP= N14 W26 S14 E26$ W50 S30 E30 FOP= E24 N5 W24S5$N5 E24 FCP= S5 E14 N20 W14S15$ N15 UST= E14 N10 W14 S10$ N10$.

LAND DESCRIPTION

TOTAL OB/XF 5,217

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	3.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	30,000							

REVIEW DATE 02/25/2025 BY KS Total Acres: 3.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 11/16/2026 BY SYS