COMM NW COR OF NW1/4 OF SE1/4,
RUN E 467 FT FOR POB, RUN S
206 FT, E 25 FT, S 611.05 FT,

CANNON JOHNNIE P
1084 SE COUNTY ROAD 349
LAKE CITY, FL 32025

2026

26-5S-17-09395-001

BUILDING CHARACTERISTICS

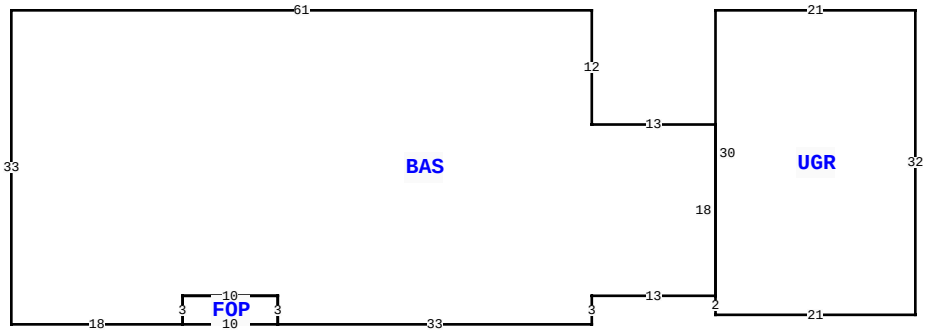
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	25517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,217	100		2,217	160,360
FOP	30	30		9	651
UGR	672	45		302	21,845
TOTALS	2,919			2,528	182,855

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,528	99.3600	111.28	281,316	1978	1978	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1999 Heated Area: 2217 HX Base Yr 1999



1084 SE COUNTY ROAD 349 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		182,855
TOTAL MARKET OB/XF VALUE		1,200
TOTAL LAND VALUE - MARKET		110,550
TOTAL MARKET VALUE		199,082
SOH/AGL Deduction		94,019
ASSESSED VALUE		105,063
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		3,652
TOTAL JUST VALUE		294,605
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		279,530

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30936	MAINT/ALTR	55	04/12/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0861/2062	6/16/1998	WD	Q	I		106,000

GRANTOR: COLLINS

GRANTEE: CANNON

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W61 S33 E18 FOP= E10 N3W10 S3$ N3 E10 S3 E33 N3 E13
UGR= S2 E21 N32 W21 S30 $ N18 W13 N12$.

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	0	0	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,200

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	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	445.00	445.00	1,780							
3	5500	A	TIMBER 2	0		A-1	0.00	0.00	5.05	AC		1.00	1.00	1.00	445.00	445.00	2,247							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.05	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,550							

REVIEW DATE 08/28/2017 BY BC Total Acres: 10.05 Total Land Value: 15,027 Market: 99,550 Agricultural: 4,027 Common: 11,000 PRINTED 06/09/2026 BY SYS