

LOT 1 EASTSIDE VILLAGE UNIT 4.
759-1661, DC 869-591, PB 901-19

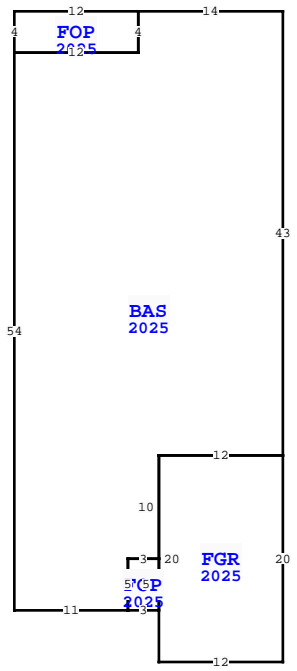
CANNON BRIAN P
235 SW AINSLEY GLEN
LAKE CITY, FL 32024

2026

34-3S-17-07018-401
VALUATION SUMMARY

ELEMENT		CD	CONSTRUCTION		
Exterior Wall	32	HARDIE BRD	100		
Exterior Wall	00	N/A	0		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	13	LAM/VNLPLK	100		
Interior Floor	00	N/A	0		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms			3	100	
Bathrooms			2	100	
Frame	02	WOOD FRAME	100		
Stories	1.	1.	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	34317.040		1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,265	100	2025	1,265	145,874
FGR	240	55	2025	132	15,221
FOP	15	30	2025	4	461
FOP	48	30	2025	14	1,615
TOTALS	1,568			1,415	163,171

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	0%	2025		116.48	164,819	2024	2024	0	0	1.00	99.00
				Heated Area:	1265		HX Base Yr					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		163,171	
TOTAL MARKET OB/XF VALUE		1,080	
TOTAL LAND VALUE - MARKET		22,500	
TOTAL MARKET VALUE		186,751	
SOH/AGL Deduction		0	
ASSESSED VALUE		186,751	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		186,751	
TOTAL JUST VALUE		186,751	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		188,399	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049841	New Residential C	160,000	05/17/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1199/2691	6/04/2010	WD	Q	V	01	21,000
GRANTOR: JOHN W KEEN						
GRANTEE: BRIAN P CANNON						
1130/2172	8/23/2007	WD	U	V	09	25,000
GRANTOR: TIM SHAHEEN						
GRANTEE: JOHN W KEEN						

EXTRA FEATURES																
L N	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	0	0	360.00	UT	3.00	3.00	100	2025	2024		100	1,080	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/21/2023	MLU

BUILDING NOTES												
BAS=[YR=2025;ORIG=-10,-20] W14 S4 W12 S54 E11 N5 E3 N10 E12 N43 \$												
FOP=[YR=2025;ORIG=-36,-20] E12 S4 W12 N4 \$												
FGR=[YR=2025;ORIG=-22,23] E12 S20 W12 N20 \$												
FOP=[YR=2025;ORIG=-25,33] E3 S5 W3 N5 \$												

BUILDING DIMENSIONS												
BAS=[YR=2025;ORIG=-10,-20] W14 S4 W12 S54 E11 N5 E3 N10 E12 N43 \$												
FOP=[YR=2025;ORIG=-36,-20] E12 S4 W12 N4 \$												
FGR=[YR=2025;ORIG=-22,23] E12 S20 W12 N20 \$												
FOP=[YR=2025;ORIG=-25,33] E3 S5 W3 N5 \$												

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	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500								