

# COLUMBIA COUNTY Property Appraiser

## Parcel 24-4S-16-03103-005

### Owners

WEATHERS AARON LEE  
659 SW CANNON CREEK DR  
LAKE CITY, FL 32024

### Parcel Summary

Location	659 SW CANNON CREEK DR
Use Code	0100: SINGLE FAMILY
Tax District	2: COUNTY
Acreage	1.0120
Section	24
Township	4S
Range	16
Subdivision	CAN CR UNR
Exemptions	01: HOMESTEAD (196.031a&b) (100%)

### Legal Description

COMM SW COR OF SW1/4 OF NE1/4 RUN N 1094.02 FT,  
E 30.02 FT FOR POB, RUN E 210 FT, S 210 FT, W  
210 FT, N 210 FT TO POB. (AKA LOT 5 CANNON CREEK  
ACRES S/D UNREC).

391-586, 793-2363, QC 1167-2549, WD 1336-807,  
WD 1340-2390, WD 1446-1078,

### Working Values

	2026
Total Building	\$204,122
Total Extra Features	\$15,636
Total Market Land	\$35,000
Total Ag Land	\$0



30° 08' 07" N 82° 40' 39" W //

	2026
Total Market	\$254,758
Total Assessed	\$217,364
Total Exempt	\$51,411
Total Taxable	\$165,953
SOH Diff	\$37,394

## Value History

	2025	2024	2023	2022	2021	2020
Total Building	\$203,125	\$192,833	\$178,525	\$156,241	\$93,523	\$85,556
Total Extra Features	\$15,636	\$15,636	\$15,636	\$15,636	\$15,636	\$15,636
Total Market Land	\$35,000	\$30,000	\$28,000	\$22,000	\$18,000	\$18,000
Total Ag Land	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	\$253,761	\$238,469	\$222,161	\$193,877	\$127,159	\$119,192
Total Assessed	\$211,649	\$205,684	\$199,693	\$193,877	\$104,619	\$103,175
Total Exempt	\$50,722	\$50,000	\$50,000	\$50,000	\$50,500	\$50,500
Total Taxable	\$160,927	\$155,684	\$149,693	\$143,877	\$54,119	\$52,675
SOH Diff	\$42,112	\$32,785	\$22,468	\$0	\$22,540	\$16,017

## Document/Transfer/Sales History

Instrument / Official Record	Date	Q/U	Reason	Type	V/I	Sale Price	Ownership
<u>WD</u> 1446/1078	2021-08-25	<u>Q</u>	<u>01</u>	WARRANTY DEED	Improved	\$215,000	Grantor: PETERMANN SANDRA Grantee: WEATHERS AARON LEE
<u>WD</u> 1340/2390	2017-07-14	<u>U</u>	<u>11</u>	WARRANTY DEED	Improved	\$100	Grantor: SANDRA PETERMANN Grantee: SANDRA PETERMANN & VANIA PETERMANN (JTWS)
<u>WD</u> 1336/0807	2017-05-03	<u>Q</u>	<u>01</u>	WARRANTY DEED	Improved	\$138,500	Grantor: PEARL LOUISE CAUWENBERGHS Grantee: SANDRA PETERMAN
<u>QC</u> 1167/2549	2009-02-05	<u>U</u>	<u>11</u>	QUIT CLAIM DEED	Improved	\$100	Grantor: DENNIS CAUWENBERGHS Grantee: PEARL LOUISE CAUWENBERGHS
<u>WD</u> 0793/2363	1994-08-01	<u>Q</u>		WARRANTY DEED	Improved	\$47,500	Grantor: RANDOLPH A & CHARM GREENE Grantee: DENNIS & PEARL LOUISE CAUWENBERGHS
<u>WD</u> 6062/0595	1986-10-01	<u>Q</u>		WARRANTY DEED	Improved	\$50,100	

Instrument / Official Record	Date	Q/U	Reason	Type	V/I	Sale Price	Ownership
<u>WD</u> 0602/0105	1986-09-01	<u>Q</u>		WARRANTY DEED	Improved	\$50,100	

## Buildings

### Building # 1, Section # 1, 85556, SFR

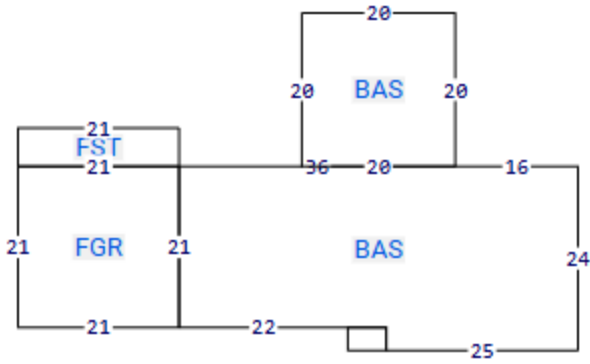
Type	Models	Heated Sq Ft	Repl Cost New	YrBlt	Year Eff	Gross Area	Other % Dpr	Normal % Dpr	% Cond	Value
<u>0100</u>	<u>01</u>	1567	\$243,379	1973	2010	2,128	0.00%	16.13%	83.87%	\$204,122

## Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	19	COMMON BRK
EW	Exterior Wall	31	VINYL SID
RS	Roof Structure	08	IRREGULAR
RC	Roof Cover	03	COMP SHNGL
IW	Interior Wall	05	DRYWALL
IW	Interior Wall	04	PLYWOOD
IF	Interior Flooring	14	CARPET
IF	Interior Flooring	08	SHT VINYL
AC	Air Conditioning	03	CENTRAL
HT	Heating Type	04	AIR DUCTED
BDR	Bedrooms	3.00	
BTH	Bathrooms	2.00	
FR	Frame	01	NONE
STR	Stories	1.	1.
AR	Architectual Type	05	CONV
COND	Condition Adjustment	03	03
KTCH	Kitchen Adjustment	01	01

## Sub Areas

Type	Gross Area	Percent of Base	Adjusted Area
<u>BAS</u>	400	100%	400
<u>BAS</u>	1,167	100%	1,167
<u>FGR</u>	441	55%	243
<u>FOP</u>	15	30%	4
<u>FST</u>	105	55%	58



## Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	% Good Condition	Final Value
0210	GARAGE U	24	28	672.00	\$18.00	1993	100%	\$12,096
0166	CONC,PAVMT			1520.00	\$2.00	1993	100%	\$3,040
0040	BARN,POLE			1.00	\$0.00	1993	100%	\$500

## Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value
0100	SFR	A-1	210.00	210.00	1.00	\$35,000.00/LT	1.01	1.00	\$35,000

## Personal Property

None

## Permits

Date	Permit	Type	Status	Description
Apr 6, 2026	000055379	GENERATOR	PENDING	Right-of-Way Access/Driveway
Feb 28, 2022	000043758	REMODEL	COMPLETED	Remodel
Aug 3, 2020	40246	REMODEL	COMPLETED	REMODEL

## TRIM Notices

2025  
2024  
2023

## Disclaimer

All parcel data on this page is for use by the Columbia County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Columbia County Assessor's Office as of April 10, 2026.

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