LOT 43 CANNON CREEK PLACE S/D.
WD 1060-1528, WD 1126-816, WD 11

**PITTMAN SUSAN**
280 SW GERALD CONNER DR
LAKE CITY, FL 32024

**2022**

**24-4S-16-03114-143**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 80 |
| Interior Floo | 15 | HARDTILE 20 |
| 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 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Quality | 06 | 06 |

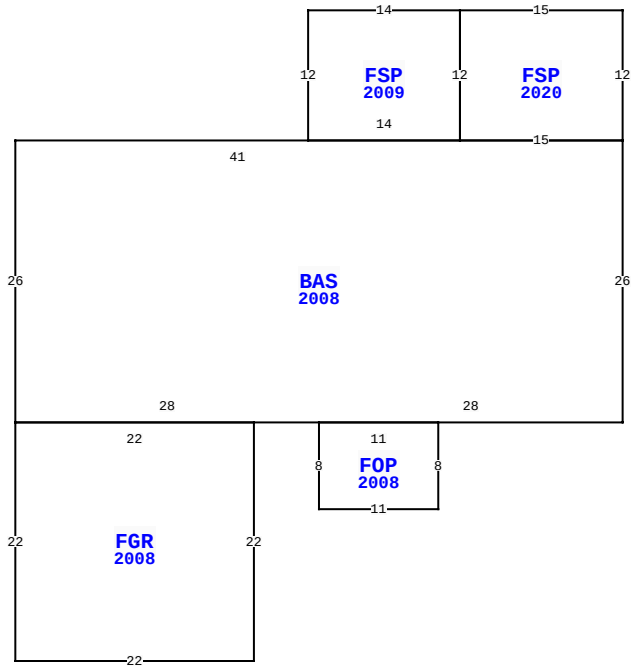
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 06 |
| NEIGHBORHOOD | 24416.040 | | 1.00 |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,456 | 100 | 1,456 | 113,561 |
| FGR | 484 | 55 | 266 | 20,747 |
| FOP | 88 | 30 | 26 | 2,028 |
| FSP | 168 | 40 | 67 | 5,226 |
| FSP | 180 | 40 | 72 | 5,616 |
| TOTALS | 2,376 | | 1,887 | 147,178 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,887 | 128.0664 | 89.65 | 169,170 | 2008 | 2008 | 0 | 0 | 0 | 13.00 | 87.00 |

1 SINGLE FAM – 100% - 2020 HX Base Yr 2020




280 SW GERALD CONNER Dr, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 147,178 |
| TOTAL MARKET OB/XF VALUE | | 3,322 |
| TOTAL LAND VALUE - MARKET | | 18,000 |
| TOTAL MARKET VALUE | | 168,500 |
| SOH/AGL Deduction | | 5,170 |
| ASSESSED VALUE | | 163,330 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 113,330 |
| TOTAL JUST VALUE | | 168,500 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 170,192 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1401/0438 | 12/13/2019 | WD | Q | I | 01 | 180,000 |
| GRANTOR: TRENTON K & CHRISTINA | | | | | | |
| GRANTEE: SUSAN PITTMAN | | | | | | |
| 1154/0428 | 7/08/2008 | WD | Q | I | | 162,300 |
| GRANTOR: RICHARD KEEN | | | | | | |
| GRANTEE: TRENTON K WALKER & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2008] W15 FSP=[YR=2009] N12 W14 S12 E14$ W41 S26
FGR=[YR=2008] S22 E22 N22 W22$E28 FOP=[YR=2008] S8 E11 N8
W11$ E28 N26$ FSP=[YR=2020] N12 W15 S12 E15$.

## 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 | 874.00 | UT | 3.00 | 3.00 | 100 | 2008 | 2008 | 3 | 100 | 2,622 | |
| 2 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 700 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,322

| LN | USE CODE | 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 | SFR | 100 | | RSF-2 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 18,000.00 | 18,000.00 | 18,000 | | | | | | | |

REVIEW DATE 06/20/2020 BY JBRP Total Acres: 0.51 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 12/16/2021