LOT 12 CANNON CREEK ACRES S/D.
ORB 462-361, 906-2114,
919-1240, CT 1004-2821,

HARRIS ANTONIO L SR
435 SW CHRIS TERR
LAKE CITY, FL 32024

2025

24-4S-16-03104-025

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

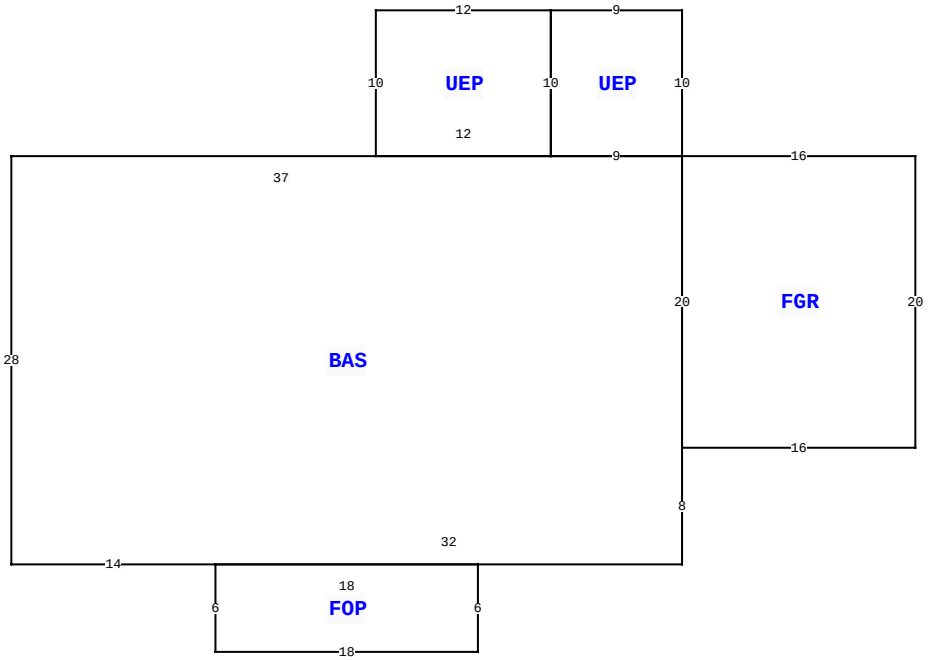
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	16	EPOXY STRP 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	24416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,288	100	1,288	115,511
FGR	320	55	176	15,784
FOP	108	30	32	2,870
UEP	90	60	54	4,843
UEP	120	60	72	6,457
TOTALS	1,926		1,622	145,465

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,622	117.8100	123.70	200,641	2001	2001	0	0	0	27.50	72.50

1 SINGLE FAM – 100% - 2017 Heated Area: 1288 HX Base Yr 2017



435 SW CHRIS TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		145,465
TOTAL MARKET OB/XF VALUE		1,302
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		169,267
SOH/AGL Deduction		56,365
ASSESSED VALUE		112,902
TOTAL EXEMPTION VALUE	HX HB 13	112,902
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		169,267
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		169,267

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17909	SFR	242	02/07/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1309/2083	2/16/2016	WD	Q	I	01	114,900
GRANTOR: RICHARD WILLHITE & MA						
GRANTEE: ANTONIO L HARRIS SR						
1010/0556	2/20/2004	WD	Q	I	01	83,000
GRANTOR: MORTGAGE ELEC REGISIN						
GRANTEE: RICHARD WILLHITE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 UEP= N10 W12 S10 E12$ W37 S28 E14 FOP= S6 E18 N6 W18$ E32 N8 FGR= E16 N20 W16 S20$ N20$ UEP= N10 W9 S10 E9$. .

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	2009	2009	3	100	150	
2	0296	SHED METAL	0	100	12	24	288.00	UT	10.00	10.00	40	2009	2009	3	40	1,152	

LAND DESCRIPTION

TOTAL OB/XF 1,302

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		RSF-	1160.00	274.00	1.00	LT		1.00	1.00	0.75	30,000.00	22,500.00	22,500							

REVIEW DATE 06/21/2019 BY KR Total Acres: 1.01 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 01/22/2025 BY SYS