



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floop	15	HARDTILE 100
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
Architctual Units	05	CONV 100 0 100

Quality 06 06

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 06

NEIGHBORHOOD/LOC 23416.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,508	100		1,508	189,262
FGR	440	55		242	30,372
FOP	152	30		46	5,774
FSP	192	40		77	9,664
PTO	372	5		19	2,385

TOTALS 2,664 1,892 237,455

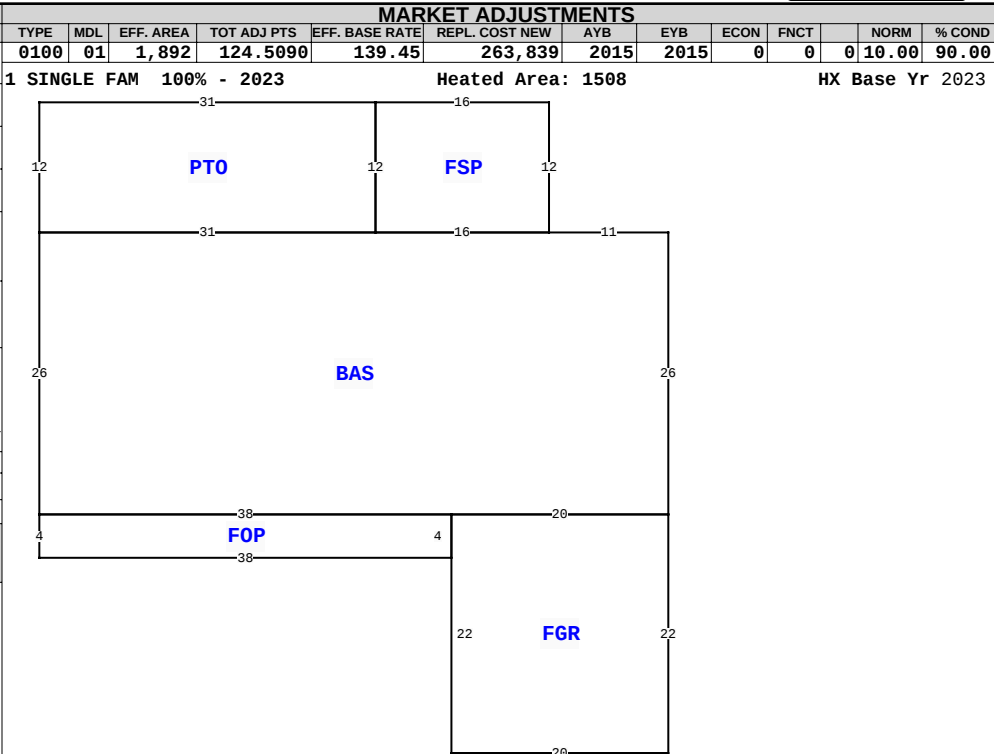
EXTRA FEATURES

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	100	0	0	840.00	UT	2.00	2.00	100	2015	2015	3	100	1,680	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	
4	0030	BARN, MT	0	100	0	0	1.00	UT	6,200.00	6,200.00	100	2025	2024		100	6,200	

LAND DESCRIPTION

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	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 03/06/2025 BY KS



398 SW GERALD CONNER DR, LAKE CITY

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/03/2025 MLU

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,892	124.5090	139.45	263,839	2015	2015	0	0	10.00	90.00

1 SINGLE FAM 100% - 2023 Heated Area: 1508 HX Base Yr 2023

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VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		237,455
TOTAL MARKET OB/XF VALUE		10,880
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		283,335
SOH/AGL Deduction		19,287
ASSESSED VALUE		264,048
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		213,326
TOTAL JUST VALUE		283,335
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		285,973

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31936	SFR	703	05/06/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1487/1325	4/03/2023	QC	U	I	11	100
GRANTOR: BRYAN CATHERINE H						
GRANTEE: DISALVO ASHLEY N						
1477/1088	10/17/2022	LE	U	I	14	100
GRANTOR: BRYAN CATHERINE H						
GRANTEE: DISALVO ASHLEY N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 FSP= N12 W16 S12 E16\$ W16 PTO= N12 W31 S12 E31\$ W31 S26 FOP= S4 E38 N4 W38\$ E38 FGR= S22 E20 N22 W20\$ E20 N26\$.

TOTAL OB/XF 10,880

Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2025 BY SYS