LOT 2 CANNON CREEK PLACE UNIT 2.
WD 1336-1961, WD 1359-897, WD 14

GUY BRIAN/GUY KARI
436 SW GERALDD CONNER DR
LAKE CITY, FL 32024

2026

23-4S-16-03095-102

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

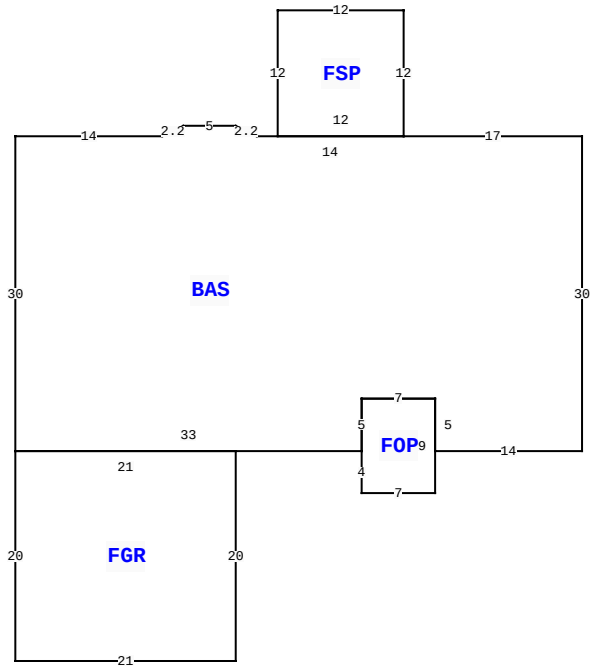
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
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	1,592	100		1,592	226,213
FGR	420	55		231	32,824
FOP	63	30		19	2,700
FSP	144	40		58	8,241
TOTALS	2,219			1,900	269,979

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,900	137.9001	154.45	293,455	2017	2017	0	0	0	8.00	92.00

1 SINGLE FAM 100% - 2023 Heated Area: 1592 HX Base Yr 2023



436 SW GERALD CONNER DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		269,979
TOTAL MARKET OB/XF VALUE		31,214
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		336,193
SOH/AGL Deduction		12,407
ASSESSED VALUE		323,786
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		273,064
TOTAL JUST VALUE		336,193
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		339,127

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048983	Swimming Pool and	59,210	01/09/2024
35347	SFR	835	05/24/2017
26484	SFR	528	12/10/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1462/1184	3/16/2022	WD	Q	I	01	307,000
GRANTOR: BIAMONTE ROBERTA D						
GRANTEE: GUY BRIAN						
1445/2020	8/19/2021	WD	Q	I	01	257,000
GRANTOR: COOK DANIEL TILLMAN S						
GRANTEE: BIAMONTE ROBERTA D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W17 W14 U1L2 W5 D1L2 W14 S30 E33 N5 E7 S5 E14 N30 $
FGR=[ORIG=-54,30] S20 E21 N20 W21 $
FSP=[ORIG=-17,0] N12 W12 S12 E12 $
FOP=[ORIG=-21,30] S4 E7 N9 W7 S5 $
.

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	1,272.00	UT	2.00	2.00	100	2017	2017	3	100	2,544	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2022	2021		100	1,000	
3	0281	POOL R/FIB	0	100	14	28	392.00	UT	65.00	65.00	100	2025	2024		98	24,970	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2025	2024		100	1,500	
5	0296	SHED METAL	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2025	2024		100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 31,214

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-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 Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 09/30/2025 BY SYS