

LOT 3 CANNON CREEK PLACE UNIT
2. WD 1106-1370, WD 1152-2570,
WD 1367-1734,

RILEY TIYRENEE
458 GERALD CONNER DR
LAKE CITY, FL 32024

2026

23-4S-16-03095-103



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 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/LOC	23416.020	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,648	100		1,648	177,143
FGR	484	55		266	28,593
FOP	108	30		32	3,439
FSP	144	40		58	6,234
TOTALS	2,384			2,004	215,410

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0166	CONC, PAVMT	0	100	0	0	844.00	UT	3.00	3.00	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,000.00	2,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	0100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,004	118.3350	132.54	265,610	2007	2007	0	0	0 18.90	81.10
1 SINGLE FAM 100% - 2019 Heated Area: 1648 HX Base Yr 2019											
458 SW GERALD CONNER DR, LAKE CITY											

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

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		215,410	
TOTAL MARKET OB/XF VALUE		4,732	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		255,142	
SOH/AGL Deduction		78,427	
ASSESSED VALUE		176,715	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		125,993	
TOTAL JUST VALUE		255,142	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		257,931	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051642	Roof Replacement	15,000	11/25/2024
25523	SFR	537	02/14/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1367/1734	8/15/2018	WD	Q	I	01	163,000	
GRANTOR: WILLIAM N HUERTAS & R							
GRANTEE: TIYRENEE RILEY							
1152/2570	6/19/2008	WD	Q	I		170,000	
GRANTOR: RICHARD J & MARY M KE							
GRANTEE: WILLIAM N HUERTAS &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W16 FSP= W12 S12 E12 N12\$ S12 W40 S26 FGR= S22 E22 N22 W22\$ E22 FOP= S6 E18 N6 W18\$ E34 N38\$.											