

LOT 4 CANNON CREEK PLACE UNIT 2.
WD 1104-2500, WD 1408-91, WD 146

HINES TYKEYCIA
482 SW GERALD CONNER DR
LAKE CITY, FL 32024

2026

23-4S-16-03095-104



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units	0	100
Condition Adj	03	03 100

Quality	07	07
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	420	100		420	49,470
BAS	1,584	100		1,584	186,571
FOP	70	30		21	2,473
FSP	224	40		90	10,601
TOTALS	2,298			2,115	249,115

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	0	0	0	1,329.00	UT	3.00
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00
3	0296	SHED METAL	0	0	0	0	1.00	UT	2,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		RSF-2	0.00	0.00	1.00

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0100 01 2,115 128.2534 143.64 303,799 2007 2007 0 0 0 18.00 82.00

1 SINGLE FAM 0% - 2025 Heated Area: 2004 HX Base Yr

Diagram showing building layout with areas labeled BAS, FSP, and FOP. Dimensions are provided for various sections.

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/03/2025 MLU

482 SW GERALD CONNER DR, LAKE CITY

TOTAL OB/XF									
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COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		249,115	
TOTAL MARKET OB/XF VALUE		10,987	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		295,102	
SOH/AGL Deduction		0	
ASSESSED VALUE		295,102	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		295,102	
TOTAL JUST VALUE		295,102	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		298,140	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25403	SFR	528	01/12/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1516/2024	6/10/2024	WD Q	I	I	01
GRANTOR: BARRY ALICIA FKA ALIC					SALE PRICE
GRANTEE: HINES TYKEYCIA					
1461/2596	3/14/2022	WD Q	I	I	01
GRANTOR: REID KATLYN					286,500
GRANTEE: SWANSON ALICIA					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W13 FSP= N14 W16 S14 E16\$ W17 L2 U1 W5 D1 L2 W13 S31									
BAS= S20 E21 N20 W21\$ E33 FOP= S5 E7 N10 W7 S5\$ N5 E7 S5 E12									
N31\$.									