LOT 10 CANNON CREEK PLACE UNIT 2

WD 1145-400, WD 1317-1326, WD 14

SCHRADER KACEY
598 SW GERALD CONNER DR
LAKE CITY, FL 32024

2026

23-4S-16-03095-110

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

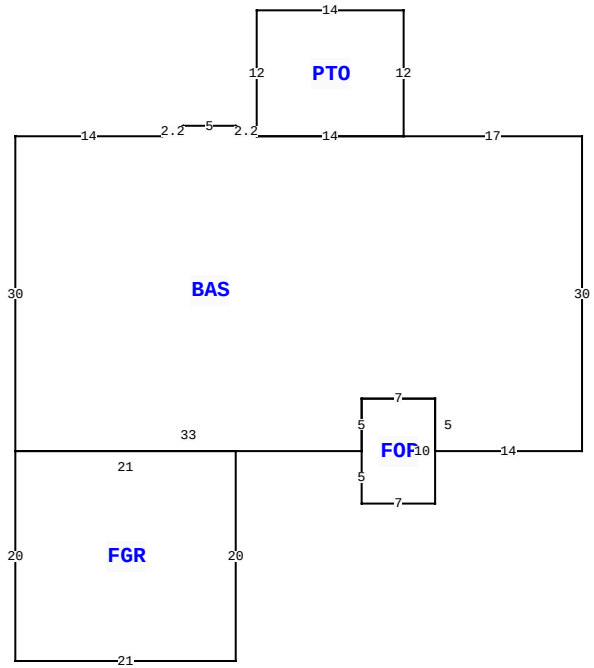
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	175,875
FGR	420	55		231	25,520
FOP	70	30		21	2,320
PTO	168	5		8	884
TOTALS	2,250			1,852	204,598

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,852	121.6278	136.22	252,279	2007	2007	0	0	0	18.90	81.10

1 SINGLE FAM 100% - 2022 Heated Area: 1592 HX Base Yr 2022



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

598 SW GERALD CONNER DR, LAKE CITY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		204,598
TOTAL MARKET OB/XF VALUE		35,071
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		274,669
SOH/AGL Deduction		24,289
ASSESSED VALUE		250,380
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		199,658
TOTAL JUST VALUE		274,669
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		277,918

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045640	Roof Replacement	19,335	10/07/2022
34238	POOL	265	07/14/2016
25405	SFR	525	01/12/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1414/2255	7/08/2020	WD	Q	I	01	219,900
GRANTOR: ROBIN M & STEVE T QUE						
GRANTEE: KACEY SCHRADER						
1317/1326	6/17/2016	WD	Q	I	01	159,000
GRANTOR: MICHAEL D & WANDA F T						
GRANTEE: ROBIN M & STEVE T Q						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 PTO= N12 W14 S12 E14$ W14 L2 U1 W5 D1 L2 W14 S30
FGR= S20 E21 N20 W21$ E33 FOP= S5 E7 N10 W7 S5$ N5 E7 S5 E14
N30$.

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	1,350.00	UT	3.00	3.00	100	2007	2007	3	100	4,050	
2	0280	POOL R/CON	0	100	13	33	429.00	UT	70.00	70.00	100	2016	2016	3	82	24,625	
3	0166	CONC,PAVMT	0	100	13	46	598.00	UT	2.00	2.00	100	2016	2016	3	100	1,196	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,000	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	3,200.00	3,200.00	100	2025	2024		100	3,200	

LAND DESCRIPTION

TOTAL OB/XF 35,071

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 11/18/2025 BY SYS