

LOT 11 CANNON CREEK PLACE UNIT 2
WD 1166-1432 & CORP WD 1200-1279

HARPER KEVIN P/HARPER DIANE M
620 SW GERALD CONNER DRIVE
LAKE CITY, FL 32024

2026

23-4S-16-03095-111



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 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	1,990	100		1,990	218,190
FGR	484	55		266	29,165
FOP	70	30		21	2,302
FSP	224	40		90	9,868
TOTALS	2,768			2,367	259,525

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	100	0	0	1,284.00	UT	3.00
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		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	2,367	117.9423	132.10	312,681	2008	2008	0	0	0 17.00	83.00	
1 SINGLE FAM 100% - 2011 Heated Area: 1990 HX Base Yr 2011												
620 SW GERALD CONNER DR, LAKE CITY												

TOTAL OB/XF												
7,052												

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7,052												

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		259,525	
TOTAL MARKET OB/XF VALUE		7,052	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		301,577	
SOH/AGL Deduction		103,371	
ASSESSED VALUE		198,206	
TOTAL EXEMPTION VALUE		55,722	
BASE TAXABLE VALUE		142,484	
TOTAL JUST VALUE		301,577	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		304,704	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048777	Roof Replacement	25,762	12/04/2023
26487	SFR	596	12/10/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1207/1664	12/29/2010	WD	U	I	11	100
GRANTOR: KEVIN P HARPER						
GRANTEE: KEVIN P & DIANE M H						
1200/1279	8/27/2010	WD	Q	I	01	175,000
GRANTOR: TRENT GIEBEIG CONSTRU						
GRANTEE: KEVIN P HARPER						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W21 FSP= N14 W16 S14 E16\$ W17 L2 U1 W7 D1 L2 W14 S32 FGR= S22 E22 N22 W22\$ E33 FOP= S5 E7 N10 W7 S5\$ N5 E7 S5 E23 N32\$.									