

LOT 13 CANNON CREEK PLACE UT 2
WD 1281-1602, WD 1343-80,

PARRIS MICHAEL/PARRIS BRANDY
631 SW GERALD CONNER DR
LAKE CITY, FL 32024

2026

23-4S-16-03095-113

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 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

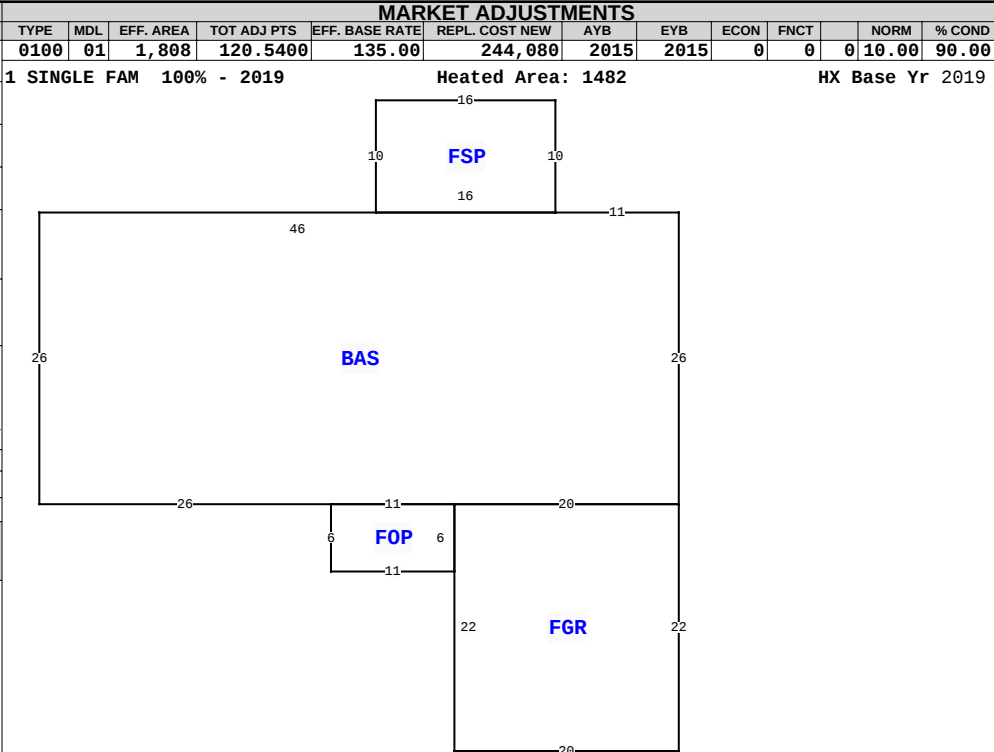
Quality	06	06
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		06

NEIGHBORHOOD/LOC 23416.020 1.00/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,482	100		1,482	180,063
FGR	440	55		242	29,403
FOP	66	30		20	2,430
FSP	160	40		64	7,776

TOTALS	2,148			1,808	219,672
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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	920.00	UT	2.00	2.00	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	
3	0280	POOL R/CON	0	100	14	33	462.00	UT	70.00	70.00	
4	0166	CONC, PAVMT	0	100	0	0	1.00	UT	2,000.00	2,000.00	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	1,200.00	1,200.00	

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



631 SW GERALD CONNER DR, LAKE CITY	BLD DATE	LGL DATE	04/03/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 2		Tax Dist:			
BUILDING MARKET VALUE		219,672			
TOTAL MARKET OB/XF VALUE		37,610			
TOTAL LAND VALUE - MARKET		35,000			
TOTAL MARKET VALUE		292,282			
SOH/AGL Deduction		78,754			
ASSESSED VALUE		213,528			
TOTAL EXEMPTION VALUE		50,722			
BASE TAXABLE VALUE		162,806			
TOTAL JUST VALUE		292,282			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		295,046			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000040331	Swimming Pool and	43,000	08/11/2020
32867	SFR	677	04/14/2015

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1343/0080	8/15/2017	WD	Q	I	01
GRANTOR: MIKE ROBERTS					
GRANTEE: MICHAEL & BRANDY PA					
1281/1602	9/15/2014	WD	Q	V	01
GRANTOR: PETER GIEBEIG					
GRANTEE: MIKE ROBERTS					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W11 FSP= N10 W16 S10 E16\$ W46 S26 E26 FOP= S6 E11 N6 W11\$ E11 FGR= S22 E20 N22 W20\$ E20 N26\$.											