

LOT 14 CANNON CREEK PLACE UNIT  
2. WD 1198-736, WD 1199-1459,  
WD 1293-2370,

HARDY JOHNATHON RICHARD  
621 SW GERALD CONNER DR  
LAKE CITY, FL 32024

2025

23-4S-16-03095-114



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	15	HARDTILE	30
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
Architectural	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
BAS	1,344	100	
FGR	400	55	
FOP	48	30	
TOTALS	1,792		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1		1,578	117.1516	126.52	199,649	2009	2009	0	0	18.75	81.25

1 SINGLE FAM - 100% - 2017 Heated Area: 1344 HX Base Yr 2017

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			162,215
TOTAL MARKET OB/XF VALUE			8,703
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			205,918
SOH/AGL Deduction			70,415
ASSESSED VALUE			135,503
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			84,781
TOTAL JUST VALUE			205,918
NCON VALUE			5,800
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			193,044

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26845	SFR	636	03/14/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1293/2370	5/01/2015	WD Q	Q	I	01	138,000
GRANTOR: MATTHEW T & TRISTA D						
GRANTEE: JOHNATHON RICHARD H						
1199/1459	8/13/2010	WD Q	Q	I	01	146,000
GRANTOR: TRENT GIEBEIG CONST						
GRANTEE: MATTHEW T & TRISTA						

EXTRA FEATURES		621 SW GERALD CONNER DR, LAKE CITY															
L N	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	842.00	UT	2.25	2.25	100	2009	2009	3	100	1,895	
2	0169	FENCE/WOOD	0	100	0	0	96.00	UT	10.50	10.50	100	2009	2009	3	100	1,008	
3	0261	PRCH, UOP	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	1,800.00	1,800.00	100	2025	2024		100	1,800	

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W56 S24 E24 FOP= S4 E12 N4 W12\$ E12 FGR= S20 E20 N20 W20 \$ E20 N24\$.	

LAND DESCRIPTION		TOTAL OB/XF 8,703																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							