

LOT 17 CANNON CREEK PLACE UNIT 2
WD 1135-42, 48 & CT 1250-2766, W

DIEDEMAN THOMAS A/DIEDEMAN BRIDGETT Y
509 SW GERALD CONNER DR
LAKE CITY, FL 32024

2026

23-4S-16-03095-117



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	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100

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	224	100		224	23,805
BAS	1,957	100		1,957	207,974
FGR	484	55		266	28,269
FOP	70	30		21	2,232
TOTALS	2,735			2,468	262,279

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0	100	0	1,348.00	UT	3.00	3.00
2	0030	BARN, MT	0	100	0	1.00	UT	6,200.00	6,200.00

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

1 SINGLE FAM 100% - 2021 Heated Area: 2181 HX Base Yr 2021

509 SW GERALD CONNER DR, LAKE CITY

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

TOTAL OB/XF									
10,244									

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		262,279	
TOTAL MARKET OB/XF VALUE		10,244	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		307,523	
SOH/AGL Deduction		67,731	
ASSESSED VALUE		239,792	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		189,070	
TOTAL JUST VALUE		307,523	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		310,722	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31549	REMODEL	35	10/28/2013
25859	SFR	617	06/30/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1419/2270	9/18/2020	WD	Q	I	01
GRANTOR: NATHANIEL & CHRISTINA					SALE PRICE
GRANTEE: THOMAS A & BRIDGETT					225,000
1269/1188	2/06/2014	WD	Q	I	01
GRANTOR: GARRETT BUZBEE					172,500
GRANTEE: NATHANIEL & CHRISTI					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W13 L2 U1 W6 D1 L2 W1 BAS= N14 W16 S14 E16\$ W38 S32 E22 FOP= S5 E7 N10 W7 S5\$ N5 E7 S5 E11 FGR= S22 E22 N22 W22\$ E22 N32\$.									