LOT 1 CANNON CREEK PLACE S/D.
WD 1068-2729, QC 1068-2743, QC 1

DOBSON JESSEE ARNOLD/DOBSON TANYA
123 SW GERALD CONNER DR
LAKE CITY, FL 32024

2026

24-4S-16-03114-101

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

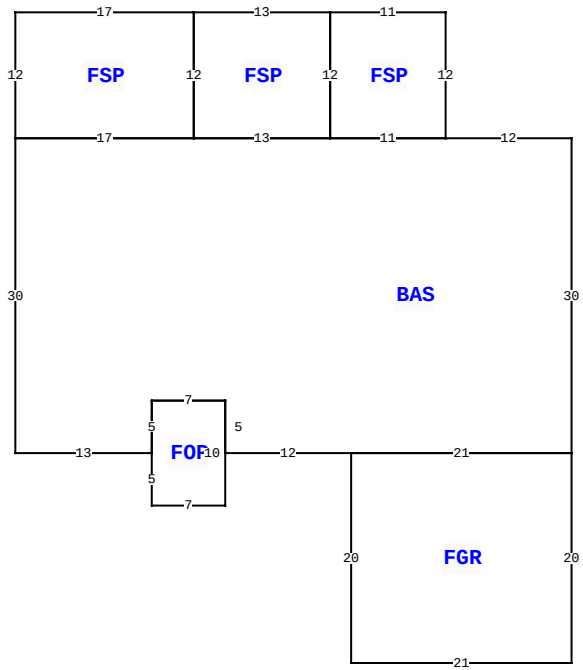
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	24416.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,555	100		1,555	173,973
FGR	420	55		231	25,844
FOP	70	30		21	2,349
FSP	132	40		53	5,930
FSP	156	40		62	6,936
FSP	204	40		82	9,174
TOTALS	2,537			2,004	224,207

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,004	126.4494	141.62	283,806	2005	2005	0	0	0	21.00	79.00

1 SINGLE FAM 0% - 2025 Heated Area: 1555 HX Base Yr



123 SW GERALD CONNER DR, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	224,207
TOTAL MARKET OB/XF VALUE	4,260
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	263,467
SOH/AGL Deduction	0
ASSESSED VALUE	263,467
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	263,467
TOTAL JUST VALUE	263,467
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	266,447

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052846	Roof Replacement	14,900	04/07/2025
36959	ADDN SFR	144	07/12/2018
23552	SFR	502	08/30/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1543/233	6/13/2025	WD	Q	I	01	297,000
GRANTOR: ROSENFELD JASON E						
GRANTEE: DOBSON JESSEE ARNOL						
1420/0534	9/22/2020	QC	U	I	30	0
GRANTOR: JOEL E & SHARON ROSEN						
GRANTEE: JASON E ROSENFELD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FSP= N12 W11 S12 E11$ W11 FSP= N12 W13 S12 E13$ W13 FSP= N12 W17 S12 E17$ W17 S30 E13 FOP= S5 E7 N10 W7 S5$ N5 E7 S5 E12 FGR= S20 E21 N20 W21$ E21 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	0	0	0	924.00	UT	2.50	2.50	100	2005	2005	3	100	2,310	
2	0120	CLFENCE 4	0	0	0	0	300.00	UT	6.50	6.50	100	2009	2009	3	100	1,950	

LAND DESCRIPTION

TOTAL OB/XF 4,260

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	0		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 09/04/2025 BY TP Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2025 BY SYS