

LOT 2 CANNON CREEK PLACE S/D.
WD 1069-744. DC GERALD 1029-1102

CONNER BONNITA S
149 SW GERALD CONNER DR
LAKE CITY, FL 32024

2026

24-4S-16-03114-102



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	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
Architectural	05	CONV 100
Units	0	100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	06	06
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	1,368	100		1,368	150,102
FGR	420	55		231	25,346
FOP	48	30		14	1,536
FOP	60	30		18	1,975
FSP	156	40		62	6,803

TOTALS 2,052 1,693 185,761

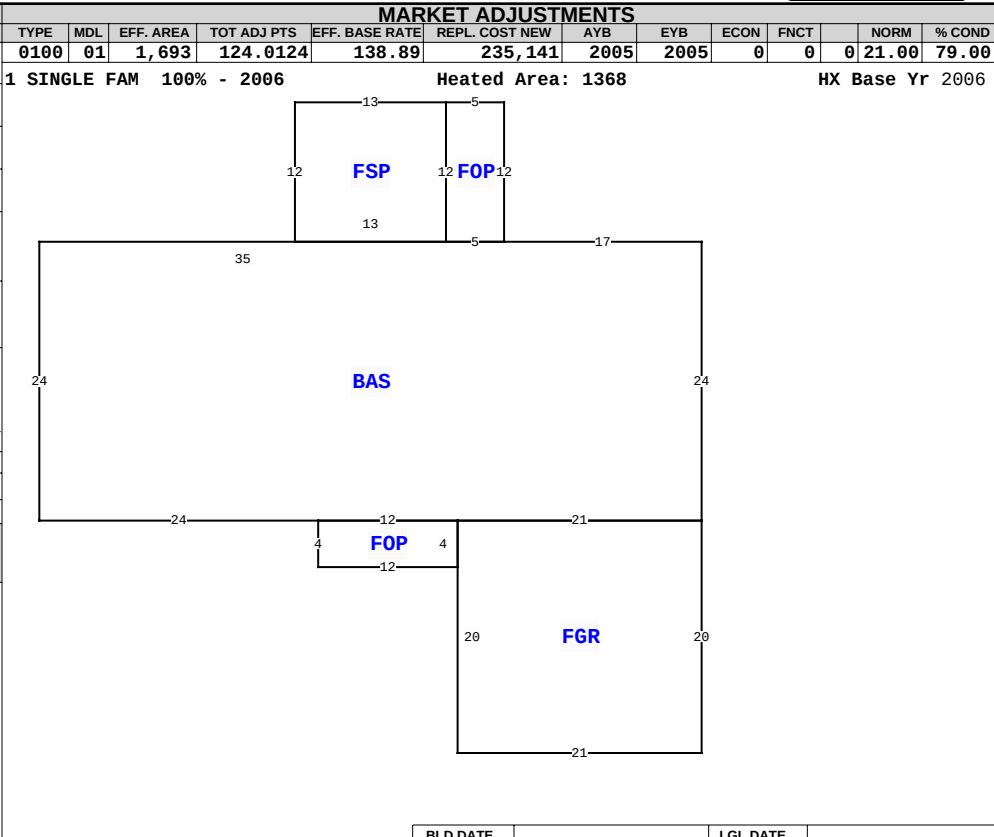
EXTRA FEATURES

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	2,225.00	UT	2.50	2.50	100	2005	2005	3	100	5,563	
2	0120	CLFENCE 4	0	100	0	0	300.00	UT	6.50	6.50	100	2009	2009	3	100	1,950	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
4	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	

LAND DESCRIPTION

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							

REVIEW DATE 02/25/2025 BY KS



149 SW GERALD CONNER DR, LAKE CITY

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF 8,713

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							

Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000

COLUMBIA COUNTY PROPERTY PAGE 1 of 1 2

VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	185,761
TOTAL MARKET OB/XF VALUE	8,713
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	229,474
SOH/AGL Deduction	76,209
ASSESSED VALUE	153,265
TOTAL EXEMPTION VALUE	55,722
BASE TAXABLE VALUE	97,543
TOTAL JUST VALUE	229,474
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	231,943

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050988	Roof Replacement	13,010	10/07/2024
23553	SFR	432	08/30/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1339/0440	6/15/2017	LE	U	I	14	100
GRANTOR: BONITA S CONNER (AS T						
GRANTEE: TARA LYNN DICKS ETA						
1069/0744	12/21/2005	WD	Q	I		164,900
GRANTOR: PETER GIEBEIG						
GRANTEE: CONNER						

BUILDING NOTES

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BUILDING DIMENSIONS

BAS= W17 FOP= N12 W5 S12 E5\$ W5 FSP= N12 W13 S12 E13 \$ W35 S24 E24 FOP= S4 E12 N4 W12\$ E12 FGR= S20E21 N20 W21\$ E21 N24\$.

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