LOT 3 CANNON CREEK PLACE S/D.
WD 1056-2031, WD 1096-213, LE 12

WILLIAMS ANGEL
177 SW GERALD CONNER DR
LAKE CITY, FL 32024

2026

24-4S-16-03114-103

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

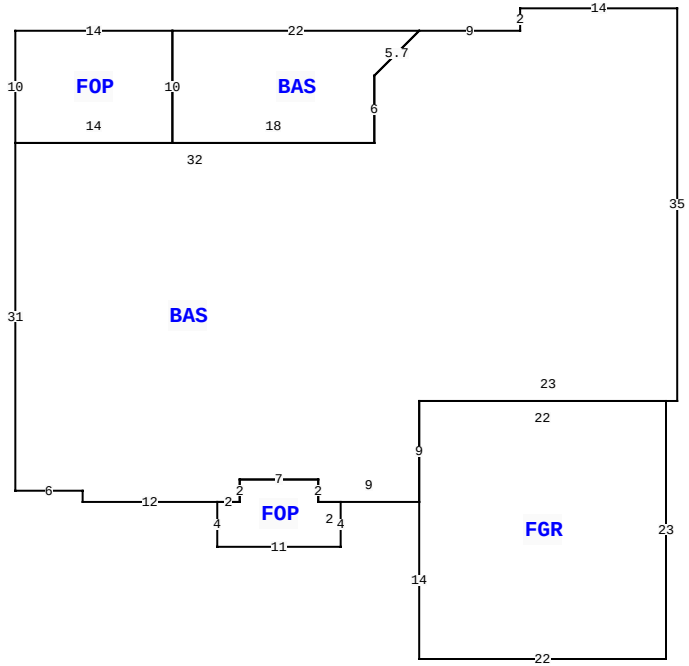
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	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	188	100		188	19,638
BAS	1,951	100		1,951	203,797
FGR	506	55		278	29,039
FOP	58	30		17	1,776
FOP	140	30		42	4,387
TOTALS	2,843			2,476	258,637

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,476	115.1451	128.96	319,305	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2023 Heated Area: 2139 HX Base Yr 2023



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

177 SW GERALD CONNER DR, LAKE CITY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		258,637
TOTAL MARKET OB/XF VALUE		41,784
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		335,421
SOH/AGL Deduction		8,260
ASSESSED VALUE		327,161
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		276,439
TOTAL JUST VALUE		335,421
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		338,614

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054067	Roof Replacement	39,750	09/16/2025
27360	ADDN SFR	0	09/23/2008
23939	SFR	611	12/07/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1470/1396	7/21/2022	WD	Q	I	01	400,000
GRANTOR: MAGNATTI DOMINGO						
GRANTEE: WILLIAMS ANGEL						
1226/2228	12/19/2011	WD	U	I	14	100
GRANTOR: DOMINGO & JOSEFINA MA						
GRANTEE: CARMEN LAPLACE(REMA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 S2 W9 BAS= W22 FOP= W14 S10 E14 N10$ S10 E18 N6 R4 U4 $ D4 L4 S6W32 S31 E6 S1 E12 FOP= S4 E11 N4 W2 N2 W7 S2 W2$ E2 N2 E7 S2 E9 FGR= S14 E22 N23 W22 S9$ N9 E23 N35$.

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	100	0	0	1,328.00	UT	3.00	3.00	100	2006	2006	3	100	3,984	
2	0200	GARAGE F	0	100	60	24	1,440.00	UT	25.00	25.00	100	2008	2008	3	100	36,000	
3	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	800	
4	0262	PRCH,FOP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 41,784

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