

LOT 8 CANNON CREEK PLACE S/D.

WD 1060-198, WD 1075-2657.

SPIVEY ISOM C/SPIVEY ANNE J
217 SW GERALD CONNER DR
LAKE CITY, FL 32024

2026

24-4S-16-03114-108



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 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
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NEIGHBORHOOD/LOC	24416.040	1.00/
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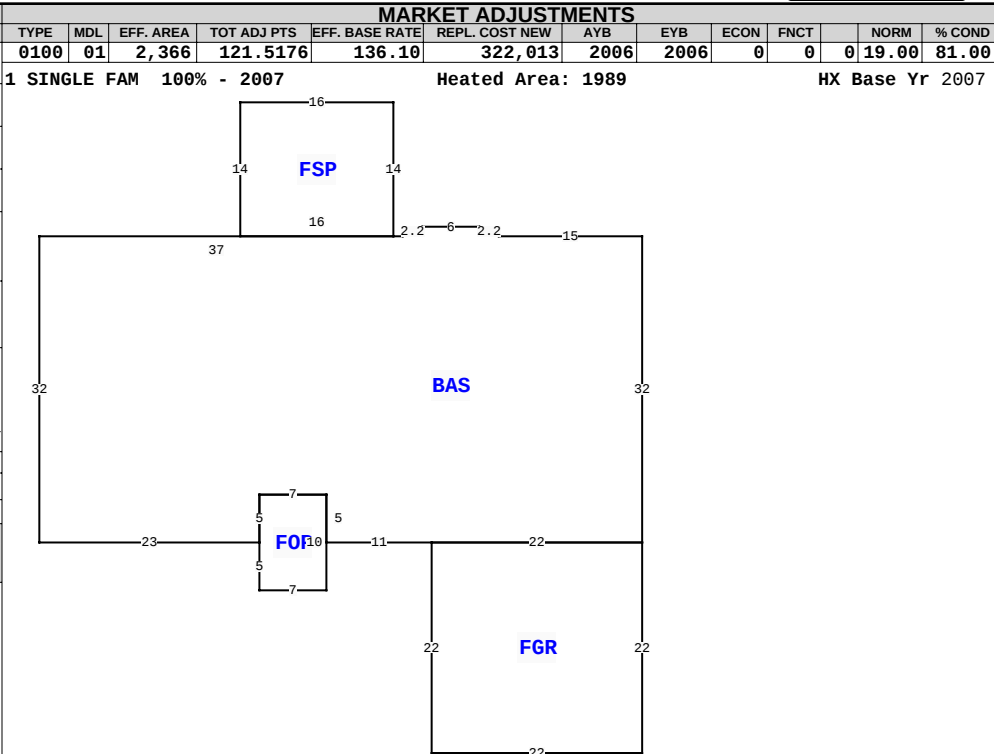
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,989	100		1,989	219,269
FGR	484	55		266	29,324
FOP	70	30		21	2,315
FSP	224	40		90	9,922

TOTALS	2,767			2,366	260,831
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0296	SHED METAL	0 100	10	12	120.00	UT	12.00	12.00
2	0120	CLFENCE 4	0 100	20	8	160.00	UT	7.00	7.00
3	0166	CONC, PAVMT	0 100	0	0	1,197.00	UT	3.00	3.00
4	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00
5	0296	SHED METAL	0 100	0	0	1.00	UT	500.00	500.00

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

REVIEW DATE	04/14/2025	BY	chuck	Total Acres:	0.52	Total Land Value:	35,000
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120 SW LIGHTER GLN, LAKE CITY

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0296	SHED METAL	0 100	10	12	120.00	UT	12.00	12.00
2	0120	CLFENCE 4	0 100	20	8	160.00	UT	7.00	7.00
3	0166	CONC, PAVMT	0 100	0	0	1,197.00	UT	3.00	3.00
4	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00
5	0296	SHED METAL	0 100	0	0	1.00	UT	500.00	500.00

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0296	SHED METAL	0 100	10	12	120.00	UT	12.00	12.00
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REVIEW DATE	04/14/2025	BY	chuck	Total Acres:	0.52	Total Land Value:	35,000	Market:	0	Agricultural:	0	Common:	35,000
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		260,831	
TOTAL MARKET OB/XF VALUE		7,051	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		302,882	
SOH/AGL Deduction		100,830	
ASSESSED VALUE		202,052	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		151,330	
TOTAL JUST VALUE		302,882	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		306,102	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052298	Roof Replacement	12,649	02/12/2025
23733	SFR	624	10/19/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
1075/2657	3/01/2006	WD Q	Q	I	
GRANTOR: TRENT GIEBEIG CONST					SALE PRICE
GRANTEE: ISOM C & ANNE L SPI					219,900
1060/0198	9/28/2005	WD Q	Q	V	
GRANTOR: PETER GIEBEIG					75,800
GRANTEE: TRENT GIEBEIG CONST					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[ORIG=0,0] W15 U1L2 W6 D1L2 W1 W37 S32 E23 N5 E7 S5 E11 E22 N32 \$									
FGR=[ORIG=-22,32] S22 E22 N22 W22 \$									
FSP=[ORIG=-26,0] N14 W16 S14 E16 \$									
FOP=[ORIG=-40,32] S5 E7 N10 W7 S5 \$									