LOT 9 CANNON CREEK PLACE S/D.
WD 1056-2031, QC 1128-1814

HODGE CAROLE SHIRLEY/WOODHAM ADAM
243 SW GERALD CONNER DR
LAKE CITY, FL 32024

2026

24-4S-16-03114-109

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 100
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
Quality	06	06

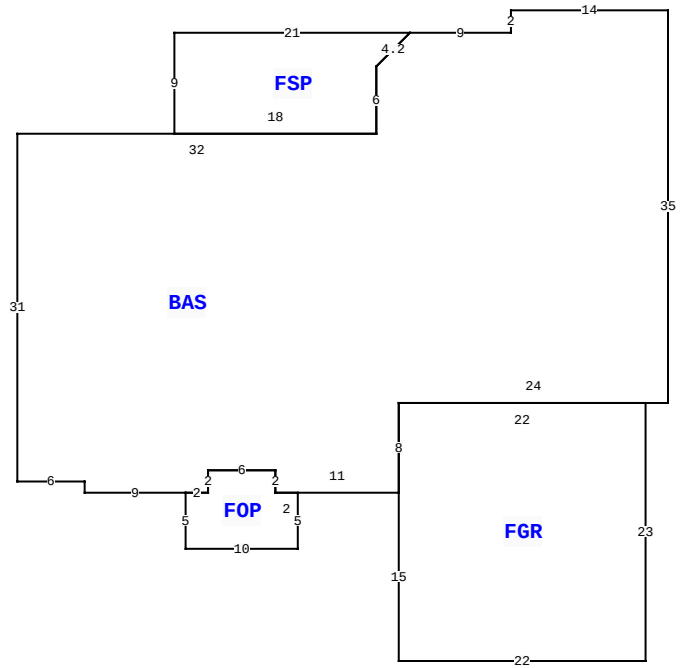
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 24416.040 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,904	100		1,904	203,576
FGR	506	55		278	29,723
FOP	62	30		19	2,031
FSP	167	40		67	7,164
TOTALS	2,639			2,268	242,494

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,268	116.4240	130.39	295,725	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2009 Heated Area: 1904 HX Base Yr 2009



243 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		242,494
TOTAL MARKET OB/XF VALUE		6,468
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		283,962
SOH/AGL Deduction		98,412
ASSESSED VALUE		185,550
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		134,828
TOTAL JUST VALUE		283,962
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		286,920

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047553	Roof Replacement	21,734	06/27/2023
24900	SFR	511	08/23/2006
23940	SFR	586	12/07/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1225/1572	12/01/2011	WD	U	I	11	100
GRANTOR: CAROLE SHIRLEY HODGE						
GRANTEE: CAROLE SHIRLEY HODG						
1151/1129	5/29/2008	WD	Q	I		190,000
GRANTOR: JOHN POULOS						
GRANTEE: CAROLE SHIRLEY HODG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 S2 W9 FSP= W21 S9 E18 N6 R3 U3 $ D3 L3 S6 W32 S31 E6 S1 E9 FOP= S5 E10 N5 W2 N2 W6 S2 W2$ E2 N2 E6 S2 E11 FGR= S15 E22 N23 W22 S8$ N8 E24 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	1,356.00	UT	3.00	3.00	100	2007	2007	3	100	4,068	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	1,200	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 6,468

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