

LOT 15 CANNON CREEK PLACE S/D.
WD 1058-1808, WD 1131-2414, WD 1

ONG JEAN MARGARET/ONG STEPHEN ROY
307 SW GERALD CONNER DR
LAKE CITY, FL 32024

2026

24-4S-16-03114-115



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPK 50
Interior Floo	15	HARDTILE 50
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	1,782	100		1,782	180,977
FGR	506	55		278	28,233
FOP	36	30		11	1,117
FOP	90	30		27	2,742
FOP	108	30		32	3,250
TOTALS	2,522			2,130	216,320

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0	100	0	0	0	1,207.00	UT 3.00
2	0169	FENCE/WOOD	0	100	0	0	0	1.00	UT 0.00
3	0104	GENERATOR	0	100	0	0	0	1.00	UT 6,000.00
4	0296	SHED METAL	0	100	0	0	0	1.00	UT 500.00
5	0104	GENERATOR	0	100	0	0	0	1.00	UT 6,000.00

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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,130	126.8190	142.04	302,545	2006	2006	0	0	0	28.50	71.50
1 SINGLE FAM 100% - 2022 Heated Area: 1782 HX Base Yr 2022												
307 SW GERALD CONNER DR, LAKE CITY												

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

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		216,320	
TOTAL MARKET OB/XF VALUE		18,921	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		270,241	
SOH/AGL Deduction		19,345	
ASSESSED VALUE		250,896	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		200,174	
TOTAL JUST VALUE		270,241	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		275,379	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053336	Remodel	11,875	06/06/2025
000049078	Electrical Servic	0	01/25/2024
000048252	Roof Replacement	21,808	09/22/2023
000047794	Remodel	22,307	07/31/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1431/1118	2/26/2021	WD	Q	I	01	245,000
GRANTOR: CHERRY CHRISTOPHER A						
GRANTEE: ONG JEAN MARGARET						
1431/1115	2/12/2021	WD	U	I	16	100
GRANTOR: CHERRY GLEN J						
GRANTEE: CHERRY CHRISTOPHER						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W11 S40 E14 N6 E3 FOP= S3 E6 N6 W6 S3\$ N3 E6 S3 E10 S2 FGR= S23 E22 N23 W22\$ E22 N30 FOP= N6 W15 S6 E15\$ W15 N6 W11 FOP= W18 S6 E18 N6\$ S6 W18 N6\$.									