

BROWN PERCY P/BROWN DEBRA M
306 SW GERALD CONNER DRIVE
LAKE CITY, FL 32024

LAKE CITY, FL 32024

2026

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY														
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																			
Exterior Wall	32	HARDIE BRD 100	0100	01	1,750	119.3346	133.65	233,888	2010	2010	0	0	0	15.00	85.00	VALUATION BY																		
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM 100% - 2011										Heated Area: 1425										HX Base Yr 2011											
Roof Cover	03	COMP SHNGL 100																					Tax Group: 2											
Interior Wall	05	DRYWALL 100																					Tax Dist:											
Interior Floor	14	CARPET 80																					BUILDING MARKET VALUE											
Interior Floor	15	HARDTILE 20																					TOTAL MARKET OB/XF VALUE											
Air Condition	03	CENTRAL 100																					TOTAL LAND VALUE - MARKET											
Heating Type	04	AIR DUCTED 100																					TOTAL MARKET VALUE											
Bedrooms		3 100																					SOH/AGL Deduction											
Bathrooms		2 100																					ASSESSED VALUE											
Frame	02	WOOD FRAME 100																					TOTAL EXEMPTION VALUE											
Stories	1.	1. 100																					BASE TAXABLE VALUE											
Architectual	05	CONV 100																					TOTAL JUST VALUE											
Units	0	100																					NCON VALUE											
																							INCOME VALUE											
																							PREVIOUS YEAR MKT VALUE											
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	1,425	100		1,425	161,883																													
FGR	480	55		264	29,991																													
FOP	42	30		13	1,476																													
FSP	120	40		48	5,453																													
TOTALS	2,067			1,750	198,805																													
EXTRA FEATURES					306 SW GERALD CONNER DR, LAKE CITY										BLD DATE					LGL DATE					04/03/2025					MLU				
															XF DATE					LAND DATE														
															INC DATE					AG DATE														
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	840.00	UT	2.25	2.25	100	2010	2010	3	100	1,890																			
2	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	2014	2014	3	100	1,200																			
3	0031	BARN, MT AE	0 100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	3,800																			
4	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600																			
5	0060	CARPORT F	0 100	0	0	1.00	UT	1,500.00	1,500.00	100	2014	2014	3	100	1,500																			
6	0104	GENERATOR	0 100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400																			