LOT 44 CANNON CREEK PLACE S/D.

WD 1087-800

KIRBY MICHELLE/KIRBY LATRELLE
254 SW GERALD CONNER DR
LAKE CITY, FL 32024

2026

24-4S-16-03114-144

COLUMBIA COUNTY PROPERTY

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 80
Interior Floo	15	HARDTILE 20
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

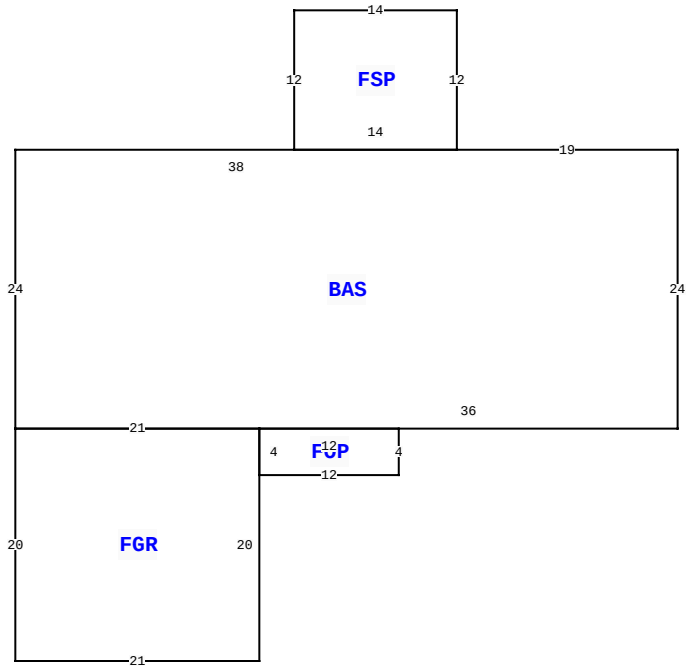
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	24416.040	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,368	100		1,368	157,125
FGR	420	55		231	26,532
FOP	48	30		14	1,608
FSP	168	40		67	7,696
TOTALS	2,004			1,680	192,961

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,680	126.6111	141.80	238,224	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2007 Heated Area: 1368 HX Base Yr 2007



254 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		192,961
TOTAL MARKET OB/XF VALUE		8,057
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		236,018
SOH/AGL Deduction		81,007
ASSESSED VALUE		155,011
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		104,289
TOTAL JUST VALUE		236,018
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		238,401

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23730	SFR	457	10/19/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1087/0800	6/16/2006	WD	Q	I		174,000

GRANTOR: PETER GIEBEIG

GRANTEE: MICHELLE KIRBY & LA

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 FSP= N12 W14 S12 E14$ W38 S24 FGR= S20 E21 N20 W21$ E21 FOP= S4 E12 N4 W12$ E36 N24$.

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	1,933.00	UT	2.50	2.50	100	2006	2006	3	100	4,833	
2	0169	FENCE/WOOD	0	100	0	0	320.00	UT	13.50	13.50	70	2009	2009	3	70	3,024	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 8,057

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 11/18/2025 BY SYS