

LOT 46 CANNON CREEK PLACE S/D.

WD 1082-769, QC 1450-1455,

SMITH JAMES DEREK/SMITH JENNIFER EDGY
200 SW GERALD CONNER LN
LAKE CITY, FL 32024

2026

24-4S-16-03114-146



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	15	HARDTILE 80
Interior Floo	14	CARPET 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

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	2,187	100		2,187	252,556
FGR	650	55		358	41,342
FOP	135	30		40	4,619
FOP	191	30		57	6,582

TOTALS 3,163 2,642 305,100

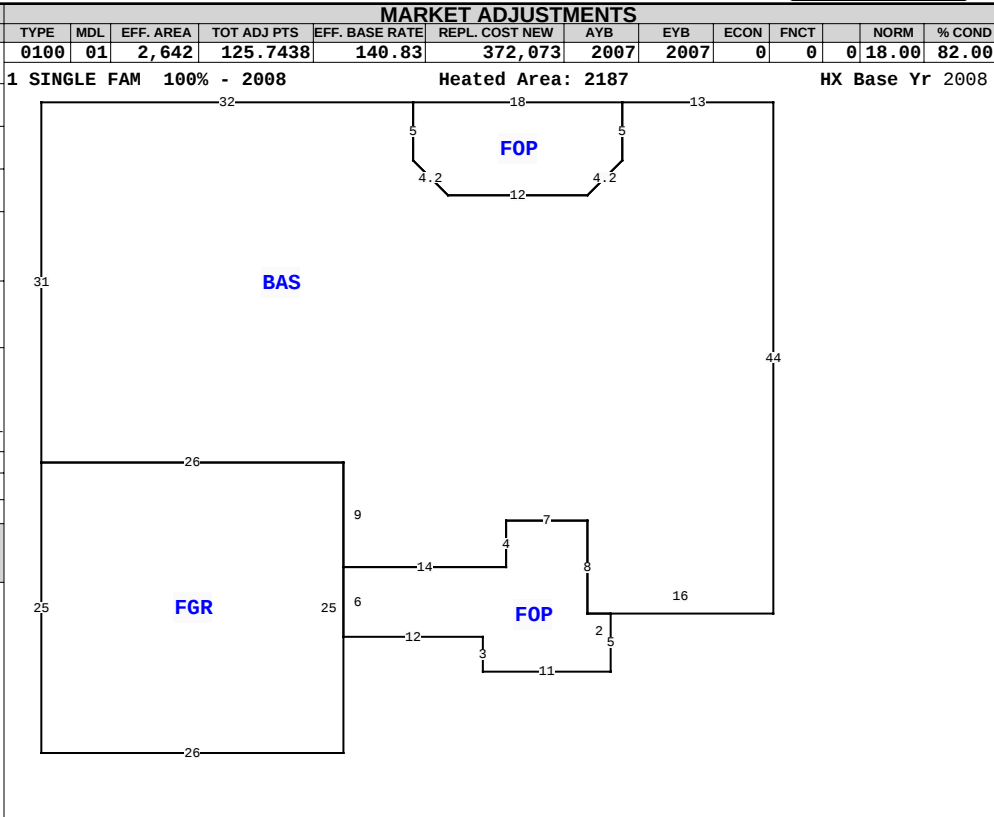
EXTRA FEATURES

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	0180	FPLC 1STRY	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000	
2	0166	CONC, PAVMT	0 100	0	0	1,703.00	UT	3.00	3.00	100	2007	2007	3	100	5,109	
3	0296	SHED METAL	0 100	12	20	240.00	UT	11.00	11.00	100	2009	2009	3	100	2,640	
4	0120	CLFENCE 4	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	2025	2024		100	1,200	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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



200 SW GERALD CONNER DR, LAKE CITY

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

TOTAL OB/XF																	10,949
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COLUMBIA COUNTY PROPERTY PAGE 1 of 1 2

VALUATION BY		STANDARD
Tax Group: 2		Tax Dist:
BUILDING MARKET VALUE		305,100
TOTAL MARKET OB/XF VALUE		10,949
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		351,049
SOH/AGL Deduction		114,819
ASSESSED VALUE		236,230
TOTAL EXEMPTION VALUE		50,722
BASE TAXABLE VALUE		185,508
TOTAL JUST VALUE		351,049
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		354,770

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25978	SFR	677	07/03/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1450/1455	10/11/2021	QC	U	I	11	100
GRANTOR: SMITH JAMES DEREK						
GRANTEE: SMITH JAMES DEREK						
1082/0769	4/28/2006	WD	Q	V		54,900
GRANTOR: PETER GIEBEIG						
GRANTEE: JAMES DEREK SMITH						

BUILDING NOTES

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BUILDING DIMENSIONS

BAS= W13 FOP= W18 S5 D3 R3 E12 R3 U3 N5\$ S5 D3 L3 W12 L3 U3 N5 W32 S31 FGR= S25 E26 N25 W26\$ E26 S9 FOP= S6 E12 S3 E11 N5 W2 N8 W7 S4 W14\$ E14 N4 E7 S8 E16 N44\$.