LOT 49 CANNON CREEK PLACE S/D.
WD 1125-708, QC 1174-1756,

CORRON DONALD C II
3039 GATEWAY APT 201
SUFFOLK, VA 23455

2026

24-4S-16-03114-149

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

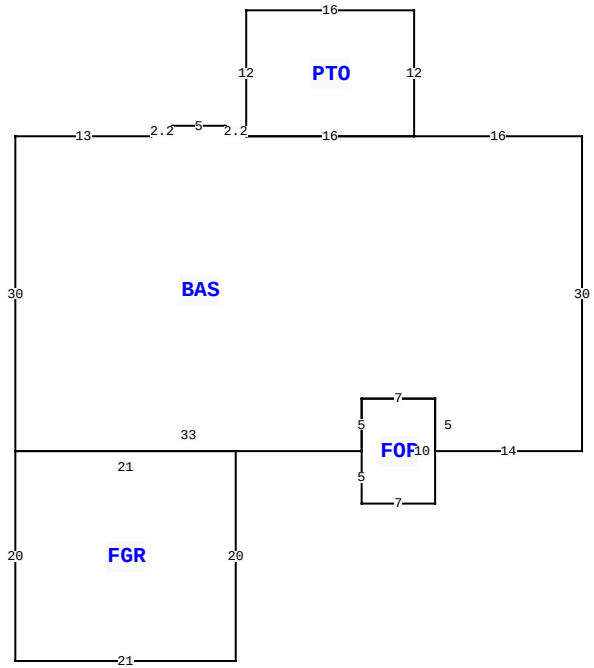
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	1,592	100		1,592	177,670
FGR	420	55		231	25,780
FOP	70	30		21	2,344
PTO	192	5		10	1,116
TOTALS	2,274			1,854	206,910

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,854	122.8689	137.61	255,129	2007	2007	0	0	0	18.90	81.10

1 SINGLE FAM 0% - 0 Heated Area: 1592 HX Base Yr



122 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	206,910
TOTAL MARKET OB/XF VALUE	3,664
TOTAL LAND VALUE - MARKET	31,500
TOTAL MARKET VALUE	242,074
SOH/AGL Deduction	0
ASSESSED VALUE	242,074
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	242,074
TOTAL JUST VALUE	242,074
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	244,752

LAND:1:1: PART OF LOT IS RETENTION POND

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25303	SFR	527	12/12/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1344/1744	7/31/2017	QC	U	I	11	100
GRANTOR: RHONDA L SHELTON FKA						
GRANTEE: DONALD C CORRON II						
1125/0708	7/13/2007	WD	Q	I		181,000
GRANTOR: PETER W GIEBEIG						
GRANTEE: DONALD C CORRON II						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 PTO= N12 W16 S12 E16$ W16 L2 U1 W5 L2 D1 W13 S30 FGR= S20 E21 N20 W21$ E33 FOP= S5 E7 N10 W7 S5$ N5 E7 S5 E14 N30$.

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	0	0	0	888.00	UT	3.00	3.00	100	2007	2007	3	100	2,664	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 3,664

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	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	0.90	35,000.00	31,500.00	31,500							

REVIEW DATE 02/25/2025 BY KS Total Acres: 0.51 Total Land Value: 31,500 Market: 0 Agricultural: 0 Common: 31,500 PRINTED 11/18/2025 BY SYS