LOT 1 CANNON CREEK PLACE UNIT 2.
WD 1260-301, WD 1293-1076, WD 13

BRYAN CATHERINE H/DISALVO ASHLEY N
398 SW GERALD CONNER DR
LAKE CITY, FL 32024

2027

23-4S-16-03095-101

BUILDING CHARACTERISTICS

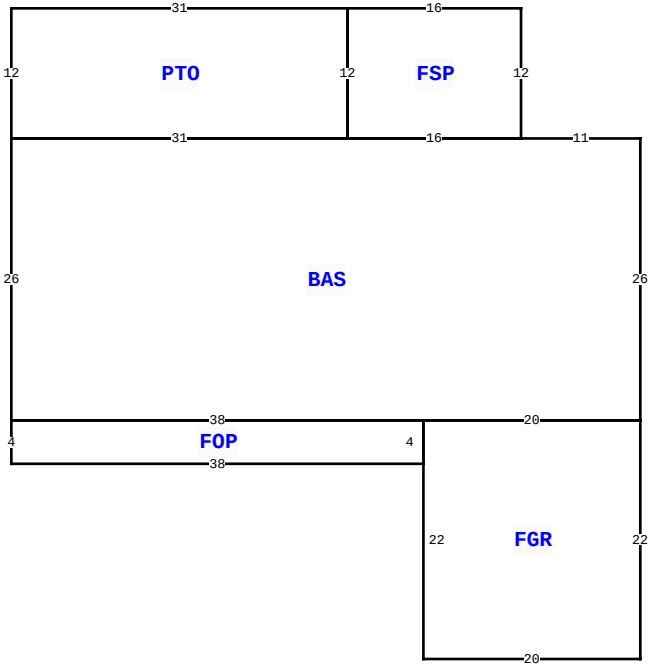
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	23416.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,508	100		1,508	185,882
FGR	440	55		242	29,830
FOP	152	30		46	5,670
FSP	192	40		77	9,491
PTO	372	5		19	2,342
TOTALS	2,664			1,892	233,215

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,892	124.5090	136.96	259,128	2015	2015	0	0	0	10.00	90.00

1 SINGLE FAM 100% - 2023 Heated Area: 1508 HX Base Yr 2023



398 SW GERALD CONNER DR, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	840.00	UT	2.00	2.00	100	2015	2015	3	100	1,680	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	
4	0030	BARN,MT	0	100	0	0	1.00	UT	6,200.00	6,200.00	100	2025	2024		100	6,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		233,215
TOTAL MARKET OB/XF VALUE		10,880
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		279,095
SOH/AGL Deduction		7,918
ASSESSED VALUE		271,177
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		219,766
TOTAL JUST VALUE		279,095
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		283,335

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31936	SFR	703	05/06/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1487/1325	4/03/2023	QC	U	I	11	100
GRANTOR: BRYAN CATHERINE H						
GRANTEE: DISALVO ASHLEY N						
1477/1088	10/17/2022	LE	U	I	14	100
GRANTOR: BRYAN CATHERINE H						
GRANTEE: DISALVO ASHLEY N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 FSP= N12 W16 S12 E16$ W16 PTO= N12 W31 S12 E31$ W31 S26 FOP= S4 E38 N4 W38$ E38 FGR= S22 E20 N22 W20$ E20 N26$.

LAND DESCRIPTION

TOTAL OB/XF 10,880

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 03/06/2025 BY KS Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS