

LOT 3 CANNON CREEK PLACE UNIT
2. WD 1106-1370, WD 1152-2570,
WD 1367-1734,

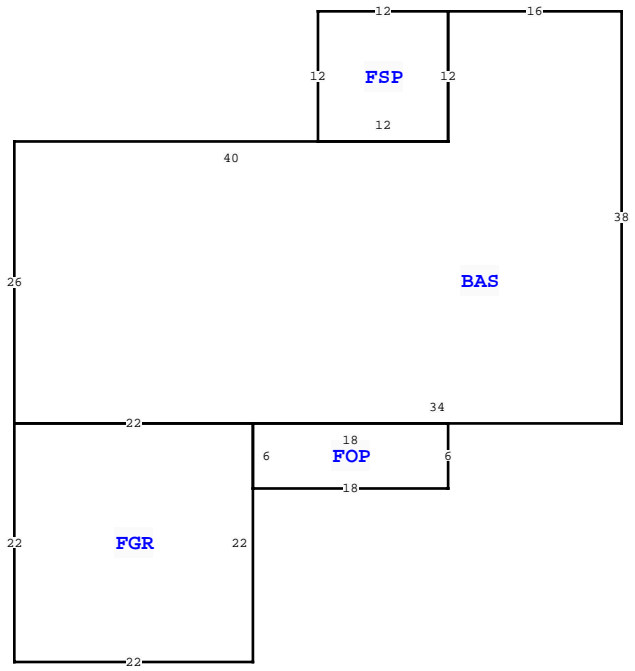
RILEY TIYRENEE
458 GERALD CONNER DR
LAKE CITY, FL 32024

2026

23-4S-16-03095-103

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 80
Exterior Wall	31 VINYL SID 20
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	- 2019									
Heated Area: 1648 HX Base Yr 2019												



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	1,648	100		1,648	177,143
FGR	484	55		266	28,593
FOP	108	30		32	3,439
FSP	144	40		58	6,234
TOTALS	2,384			2,004	215,410

458 SW GERALD CONNER DR, LAKE CITY

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

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	0166	CONC, PAVMT	0	100	0	0	844.00	UT	3.00	3.00	100	2007	2007	3	100	2,532	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000	

LAND DESCRIPTION													TOTAL OB/XF											
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							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			215,410
TOTAL MARKET OB/XF VALUE			4,732
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			255,142
SOH/AGL Deduction			78,942
ASSESSED VALUE			176,200
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			124,789
TOTAL JUST VALUE			255,142
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			257,931

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051642	Roof Replacement	15,000	11/25/2024
25523	SFR	537	02/14/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1367/1734	8/15/2018	WD Q	Q	I	01	163,000
GRANTOR: WILLIAM N HUERTAS & R						
GRANTEE: TIYRENEE RILEY						
1152/2570	6/19/2008	WD Q	Q	I		170,000
GRANTOR: RICHARD J & MARY M KE						
GRANTEE: WILLIAM N HUERTAS &						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W16 FSP= W12 S12 E12 N12\$ S12 W40 S26 FGR= S22 E22 N22 W22\$ E22 FOP= S6 E18 N6 W18\$ E34 N38\$.