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

2027

23-4S-16-03095-103

BUILDING CHARACTERISTICS

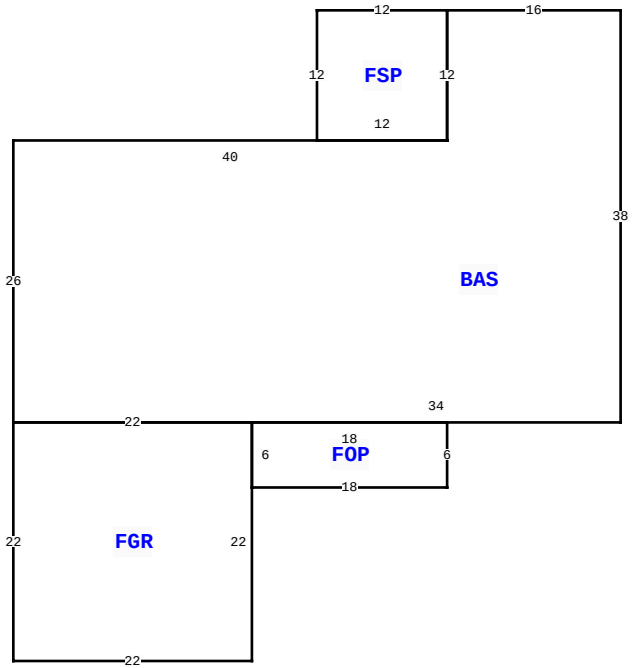
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	173,976
FGR	484	55		266	28,081
FOP	108	30		32	3,378
FSP	144	40		58	6,123
TOTALS	2,384			2,004	211,558

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,004	118.3350	130.17	260,861	2007	2007	0	0	0	18.90	81.10

1 SINGLE FAM 100% - 2019 Heated Area: 1648 HX Base Yr 2019



458 SW GERALD CONNER DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	211,558
TOTAL MARKET OB/XF VALUE	4,732
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	251,290
SOH/AGL Deduction	69,804
ASSESSED VALUE	181,486
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	130,075
TOTAL JUST VALUE	251,290
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	255,142

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	I	01	163,000
GRANTOR: WILLIAM N HUERTAS & R						
GRANTEE: TIYRENEE RILEY						
1152/2570	6/19/2008	WD	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$.

LAND DESCRIPTION

TOTAL OB/XF 4,732

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