LOT 4 CANNON CREEK PLACE UNIT 2.
WD 1104-2500, WD 1408-91, WD 146

HINES TYKEYCIA
482 SW GERALD CONNER DR
LAKE CITY, FL 32024

2026

23-4S-16-03095-104

BUILDING CHARACTERISTICS

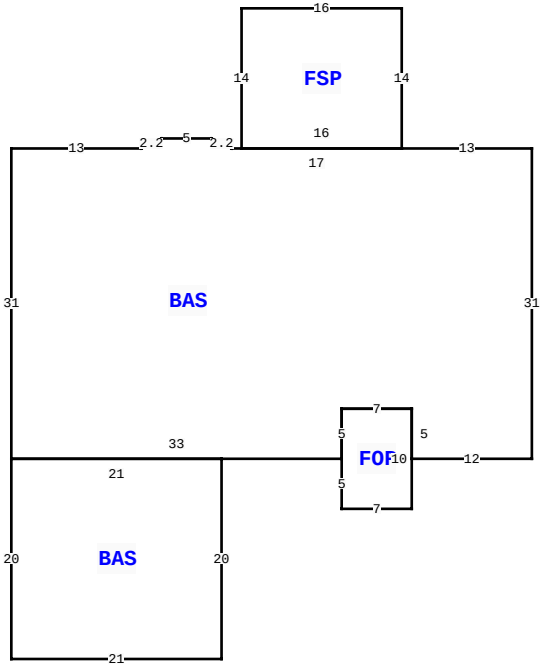
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Quality	07	07
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	420	100		420	49,470
BAS	1,584	100		1,584	186,571
FOP	70	30		21	2,473
FSP	224	40		90	10,601
TOTALS	2,298			2,115	249,115

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,115	128.2534	143.64	303,799	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 0% - 2025 Heated Area: 2004 HX Base Yr



482 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	0	0	0	1,329.00	UT	3.00	3.00	100	2007	2007	3	100	3,987	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	5,000	
3	0296	SHED METAL	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	249,115
TOTAL MARKET OB/XF VALUE	10,987
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	295,102
SOH/AGL Deduction	0
ASSESSED VALUE	295,102
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	295,102
TOTAL JUST VALUE	295,102
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	298,140

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25403	SFR	528	01/12/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1516/2024	6/10/2024	WD	Q	I	01	325,000
GRANTOR: BARRY ALICIA FKA ALIC						
GRANTEE: HINES TYKEYCIA						
1461/2596	3/14/2022	WD	Q	I	01	286,500
GRANTOR: REID KATLYN						
GRANTEE: SWANSON ALICIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FSP= N14 W16 S14 E16$ W17 L2 U1 W5 D1 L2 W13 S31
BAS= S20 E21 N20 W21$ E33 FOP= S5 E7 N10 W7 S5$ N5 E7 S5 E12 N31$.

LAND DESCRIPTION

TOTAL OB/XF 10,987

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	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 06/26/2026 BY SYS