LOT 6 CANNON CREEK PLACE UNIT 2.
WD 1249-274, WD 1264-767,

MOLLOY JOSEPH W/MOLLOY CYNTHIA T
524 SW GERALD CONNER DR
LAKE CITY, FL 32024

2027

23-4S-16-03095-106

BUILDING CHARACTERISTICS

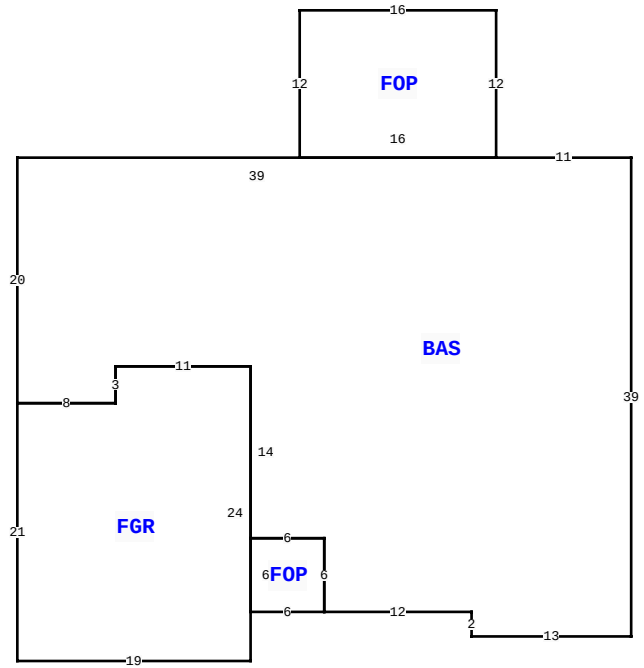
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,484	100		1,484	178,859
FGR	432	55		238	28,684
FOP	36	30		11	1,326
FOP	192	30		58	6,991
TOTALS	2,144			1,791	215,860

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,791	124.5090	136.96	245,295	2013	2013	0	0	0	12.00	88.00

1 SINGLE FAM 100% - 2020 Heated Area: 1484 HX Base Yr 2020



524 SW GERALD CONNER DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	215,860
TOTAL MARKET OB/XF VALUE	3,544
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	254,404
SOH/AGL Deduction	59,130
ASSESSED VALUE	195,274
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	143,863
TOTAL JUST VALUE	254,404
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	258,328

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054630	Remodel	21,165	12/05/2025
000052666	Roof Replacement	16,650	03/21/2025
30852	SFR	656	03/18/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1395/0446	9/25/2019	WD	Q	I	01	179,000
GRANTOR: JONATHON D WRIGHT & B						
GRANTEE: JOESPH W & CYNTHIA						
1319/1416	7/29/2016	WD	Q	I	01	152,000
GRANTOR: CARRI L SESSOMS						
GRANTEE: JONATHIN D WRIGHT &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 FOP= N12 W16 S12 E16$ W39 S20 FGR= S21 E19 N24 W11 S3 W8$ E8 N3 E11 S14 FOP= S6 E6 N6 W6$ E6 S6 E12 S2 E13 N39$.

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	772.00	UT	2.00	2.00	100	2013	2013	3	100	1,544	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
3	0296	SHED METAL	0	100	0	0	1.00	UT	800.00	800.00	100	2025	2024		100	800	

LAND DESCRIPTION

TOTAL OB/XF 3,544

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 04/07/2025 BY chuck Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS