LOT 9 CANNON CREEK PLACE UNIT
2. WD 1147-95,

THEARL NORMAN L/THEARL WANDA B
580 SW GERALD CONNER DR
LAKE CITY, FL 32024

2027

23-4S-16-03095-109

BUILDING CHARACTERISTICS

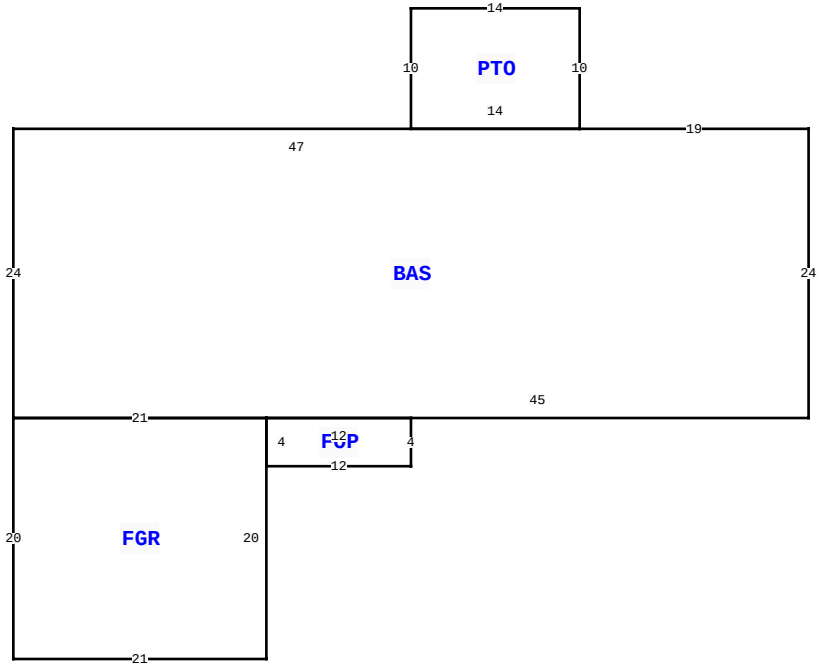
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,584	100		1,584	169,482
FGR	420	55		231	24,716
FOP	48	30		14	1,498
PTO	140	5		7	749
TOTALS	2,192			1,836	196,444

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,836	119.0228	130.93	240,387	2008	2008	0	0	0	18.28	81.72

1 SINGLE FAM 100% - 2009 Heated Area: 1584 HX Base Yr 2009



580 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	913.00	UT	3.00	3.00	100	2008	2008	3	100	2,739	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		196,444
TOTAL MARKET OB/XF VALUE		5,239
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		236,683
SOH/AGL Deduction		75,938
ASSESSED VALUE		160,745
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		109,334
TOTAL JUST VALUE		236,683
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		240,254

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25404	SFR	458	01/12/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1147/0095	3/31/2008	WD	Q	I		168,900

GRANTOR: PETER W GIEBEIG

GRANTEE: NORMAN L & WANDA B

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 PTO= N10 W14 S10 E14$ W47 S24 FGR= S20 E21 N20 W21$ E21 FOP= S4 E12 N4 W12$ E45 N24$.

LAND DESCRIPTION

TOTAL OB/XF 5,239

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