LOT 11 CANNON CREEK PLACE UNIT 2

WD 1166-1432, WD 1200-1279, WD 1

HARPER DIANE M
620 SW GERALD CONNER DRIVE
LAKE CITY, FL 32024

2027

23-4S-16-03095-111

BUILDING CHARACTERISTICS

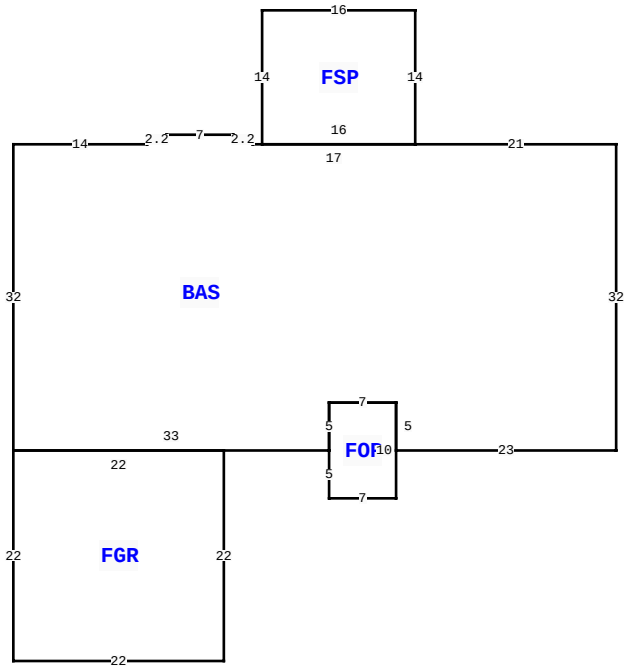
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,990	100		1,990	214,292
FGR	484	55		266	28,644
FOP	70	30		21	2,262
FSP	224	40		90	9,692
TOTALS	2,768			2,367	254,889

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,367	117.9423	129.74	307,095	2008	2008	0	0	0	17.00	83.00

1 SINGLE FAM 100% - 2011 Heated Area: 1990 HX Base Yr 2011



620 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	1,284.00	UT	3.00	3.00	100	2008	2008	3	100	3,852	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,400	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	254,889
TOTAL MARKET OB/XF VALUE	7,052
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	296,941
SOH/AGL Deduction	93,383
ASSESSED VALUE	203,558
TOTAL EXEMPTION VALUE	HX HB DX SX WX 111,411
BASE TAXABLE VALUE	92,147
TOTAL JUST VALUE	296,941
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	301,577

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048777	Roof Replacement	25,762	12/04/2023
26487	SFR	596	12/10/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1207/1664	12/29/2010	WD	U	I	11	100
GRANTOR: KEVIN P HARPER						
GRANTEE: KEVIN P & DIANE M H						
1200/1279	8/27/2010	WD	Q	I	01	175,000
GRANTOR: TRENT GIEBEIG CONSTRU						
GRANTEE: KEVIN P HARPER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 FSP= N14 W16 S14 E16$ W17 L2 U1 W7 D1 L2 W14 S32
FGR= S22 E22 N22 W22$ E33 FOP= S5 E7 N10 W7 S5$ N5 E7 S5 E23
N32$.

LAND DESCRIPTION

TOTAL OB/XF 7,052

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