LOT 12 CANNON CREEK PLACE UNIT 2
WD 1301-1539, WD 1496-708, WD 15

DRAWDY TAYLOR B/DRAWDY DESTINEE A
630 SW GERALD CONNER DR
LAKE CITY, FL 32024

2027

23-4S-16-03095-112

BUILDING CHARACTERISTICS

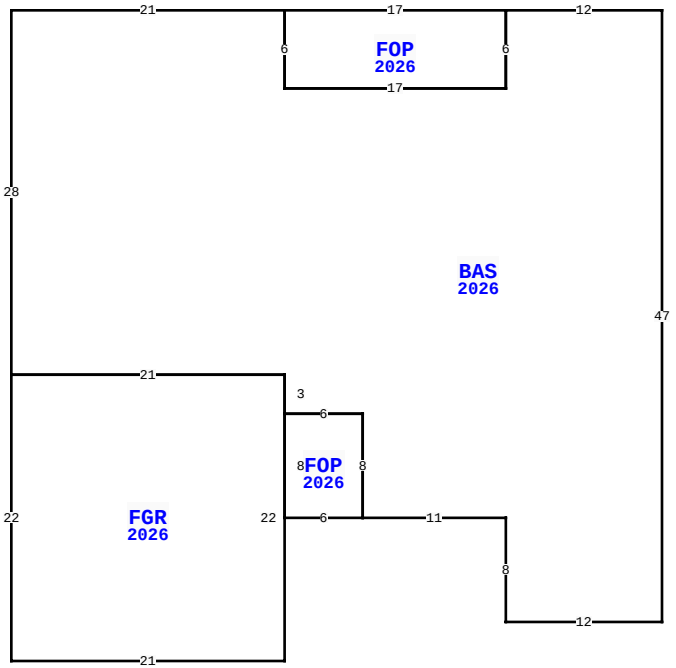
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	1,665	100	2026	1,665	202,531
FGR	462	55	2026	254	30,897
FOP	48	30	2026	14	1,703
FOP	102	30	2026	31	3,771
TOTALS	2,277			1,964	238,901

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,964	110.5800	121.64	238,901	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2026 Heated Area: 1665 HX Base Yr 2026



630 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	480.00	UT	5.00	5.00	100	2026	2025		100	2,400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		238,901
TOTAL MARKET OB/XF VALUE		2,400
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		276,301
SOH/AGL Deduction		4,853
ASSESSED VALUE		271,448
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		220,037
TOTAL JUST VALUE		276,301
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		280,641

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048677	New Residential C	200,000	11/16/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1550/1304	10/25/2025	WD	Q	V	01	347,300
GRANTOR: THOMAS JOHN						
GRANTEE: DRAWDY TAYLOR B						
1496/708	7/31/2023	WD	U	V	11	100
GRANTOR: ROBERTS MIKE						
GRANTEE: THOMAS JOHN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=10,-10] W12 S6 W17 N6 W21 S28 E21 S3 E6 S8 E11 S8 E12 N47 $
FGR=[YR=2026;ORIG=-40,18] E21 S22 W21 N22 $
FOP=[YR=2026;ORIG=-19,-10] E17 S6 W17 N6 $
FOP=[YR=2026;ORIG=-19,21] E6 S8 W6 N8 $
.

LAND DESCRIPTION

TOTAL OB/XF 2,400

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 03/18/2026 BY robin Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS