LOT 13 CANNON CREEK PLACE UT 2

WD 1281-1602, WD 1343-80,

PARRIS MICHAEL/PARRIS BRANDY
631 SW GERALD CONNER DR
LAKE CITY, FL 32024

2027

23-4S-16-03095-113

BUILDING CHARACTERISTICS

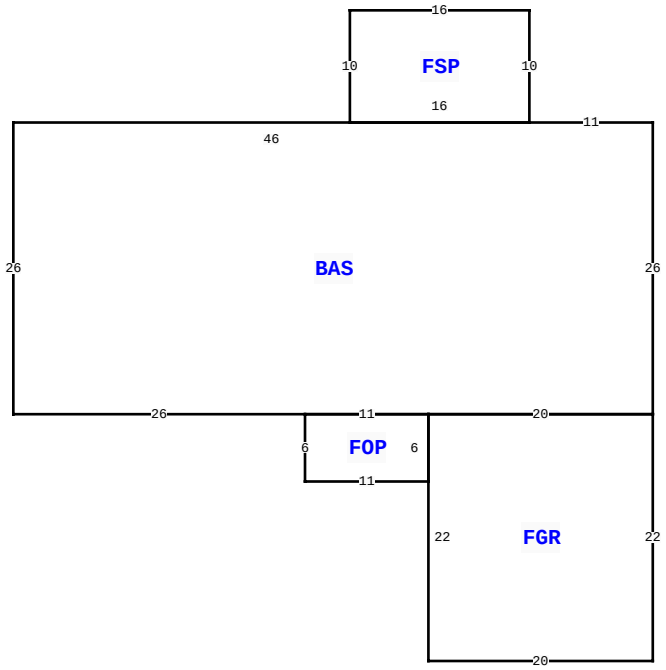
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,482	100		1,482	176,848
FGR	440	55		242	28,878
FOP	66	30		20	2,387
FSP	160	40		64	7,637
TOTALS	2,148			1,808	215,751

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,808	120.5400	132.59	239,723	2015	2015	0	0	0	10.00	90.00

1 SINGLE FAM 100% - 2019 Heated Area: 1482 HX Base Yr 2019



631 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

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	215,751
TOTAL MARKET OB/XF VALUE	37,610
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	288,361
SOH/AGL Deduction	69,068
ASSESSED VALUE	219,293
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	167,882
TOTAL JUST VALUE	288,361
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	292,282

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000040331	Swimming Pool and	43,000	08/11/2020
32867	SFR	677	04/14/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1343/0080	8/15/2017	WD	Q	I	01	155,000
GRANTOR: MIKE ROBERTS						
GRANTEE: MICHAEL & BRANDY PA						
1281/1602	9/15/2014	WD	Q	V	01	55,000
GRANTOR: PETER GIEBEIG						
GRANTEE: MIKE ROBERTS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 FSP= N10 W16 S10 E16$ W46 S26 E26 FOP= S6 E11 N6 W11$ E11 FGR= S22 E20 N22 W20$ E20 N26$.

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	920.00	UT	2.00	2.00	100	2015	2015	3	100	1,840	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,200	
3	0280	POOL R/CON	0	100	14	33	462.00	UT	70.00	70.00	100	2024	2023		97	31,370	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		100	2,000	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2025	2024		100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 37,610

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 12/02/2024 BY SYS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS