

LOT 14 CANNON CREEK PLACE UNIT
2. WD 1198-736, WD 1199-1459,
WD 1293-2370,

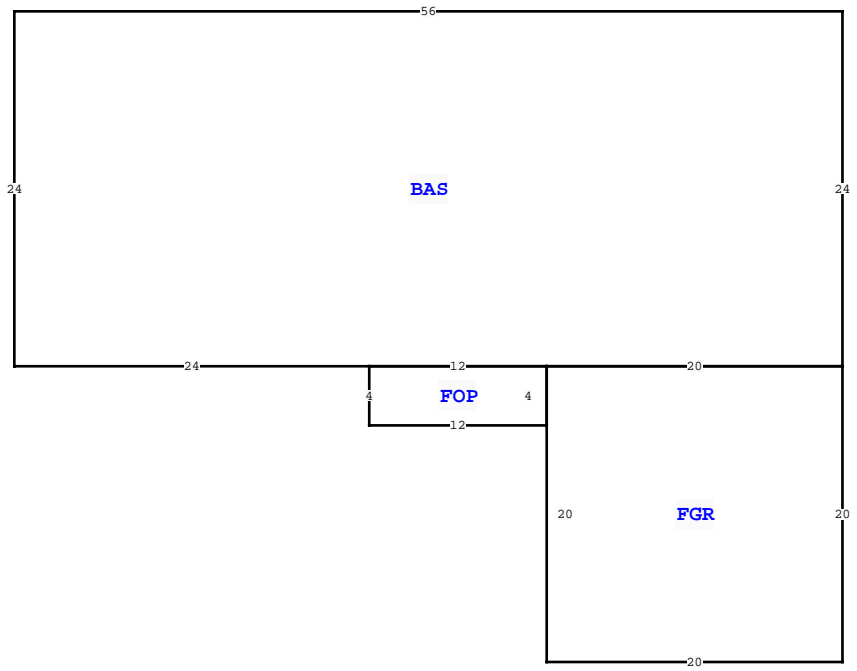
HARDY JOHNATHON RICHARD
621 SW GERALD CONNER DR
LAKE CITY, FL 32024

2026

23-4S-16-03095-114

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	15 HARDTILE 30
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
Architectural	05 CONV 100
Units	0 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	- 2017									Heated Area: 1344	HX Base Yr 2017



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	1,344	100		1,344	141,077
FGR	400	55		220	23,093
FOP	48	30		14	1,470
TOTALS	1,792			1,578	165,639

621 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	165,639			
TOTAL MARKET OB/XF VALUE	8,703			
TOTAL LAND VALUE - MARKET	35,000			
TOTAL MARKET VALUE	209,342			
SOH/AGL Deduction	70,180			
ASSESSED VALUE	139,162			
TOTAL EXEMPTION VALUE	51,411		HX HB	
BASE TAXABLE VALUE	87,751			
TOTAL JUST VALUE	209,342			
INCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	211,930			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26845	SFR	636	03/14/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1293/2370	5/01/2015	WD Q	Q	I	01	138,000
GRANTOR: MATTHEW T & TRISTA D						
GRANTEE: JOHNATHON RICHARD H						
1199/1459	8/13/2010	WD Q	Q	I	01	146,000
GRANTOR: TRENT GIEBEIG CONST						
GRANTEE: MATTHEW T & TRISTA						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W56 S24 E24 FOP= S4 E12 N4 W12\$ E12 FGR= S20 E20 N20 W20 \$ E20 N24\$.	

L N	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	0	842.00	UT 2.25	2.25	100	2009	2009	3	100	1,895
2	0169	FENCE/WOOD	0	100	0	0	0	96.00	UT 10.50	10.50	100	2009	2009	3	100	1,008
3	0261	PRCH, UOP	0	100	0	0	0	1.00	UT 2,000.00	2,000.00	100	2025	2024		100	2,000
4	0294	SHED WOOD/	0	100	0	0	0	1.00	UT 2,000.00	2,000.00	100	2025	2024		100	2,000
5	0070	CARPORT UF	0	100	0	0	0	1.00	UT 1,800.00	1,800.00	100	2025	2024		100	1,800
TOTAL OB/XF 8,703																

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							