LOT 14 CANNON CREEK PLACE UNIT 2

WD 1198-736, WD 1199-1459, WD 12

HARDY ROBERT CALEB/HARDY SANDRA
621 SW GERALD CONNER DR
LAKE CITY, FL 32024

2027

23-4S-16-03095-114

BUILDING CHARACTERISTICS

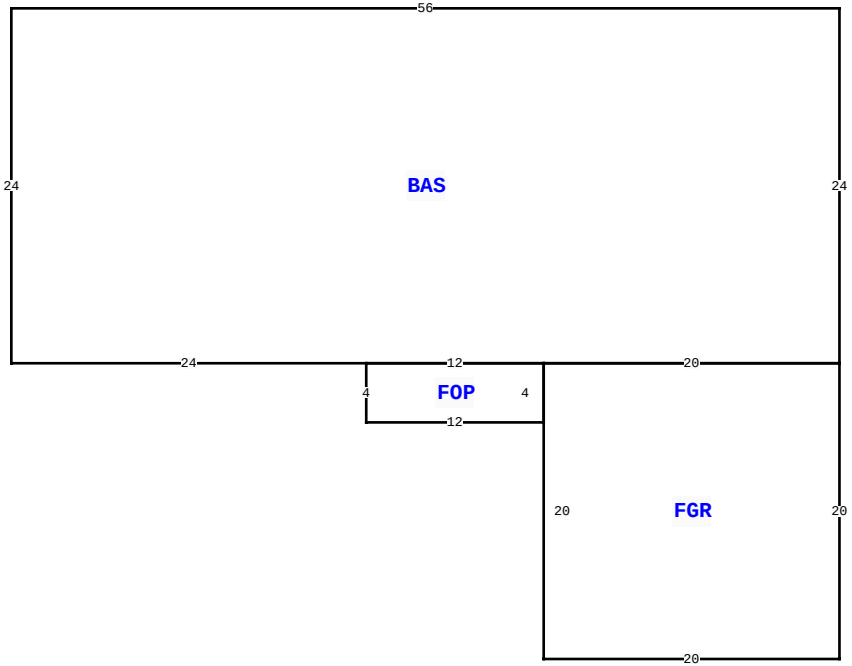
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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	1,344	100		1,344	138,561
FGR	400	55		220	22,681
FOP	48	30		14	1,443
TOTALS	1,792			1,578	162,686

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,578	117.1516	128.87	203,357	2009	2009	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2017 Heated Area: 1344 HX Base Yr 2017



621 SW GERALD CONNER DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
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	842.00	UT	2.25	2.25	100	2009	2009	3	100	1,895	
2	0169	FENCE/WOOD	0	100	0	0	96.00	UT	10.50	10.50	100	2009	2009	3	100	1,008	
3	0261	PRCH, UOP	0	100	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	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	1,800.00	1,800.00	100	2025	2024		100	1,800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		162,686
TOTAL MARKET OB/XF VALUE		8,703
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		206,389
SOH/AGL Deduction		63,052
ASSESSED VALUE		143,337
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		91,926
TOTAL JUST VALUE		206,389
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		209,342

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
1580/2542	10/29/2026	WD	Q	I	01	273,000
GRANTOR: HARDY JOHNATHON RICHA						
GRANTEE: HARDY ROBERT CALEB						
1293/2370	5/01/2015	WD	Q	I	01	138,000
GRANTOR: MATTHEW T & TRISTA D						
GRANTEE: JOHNATHON RICHARD H						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 8,703

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 11/17/2026 BY SYS