

LOT 16 CANNON CREEK PLACE UNIT 2
 WD 1281-1602, WD 1431-1072, LE 1

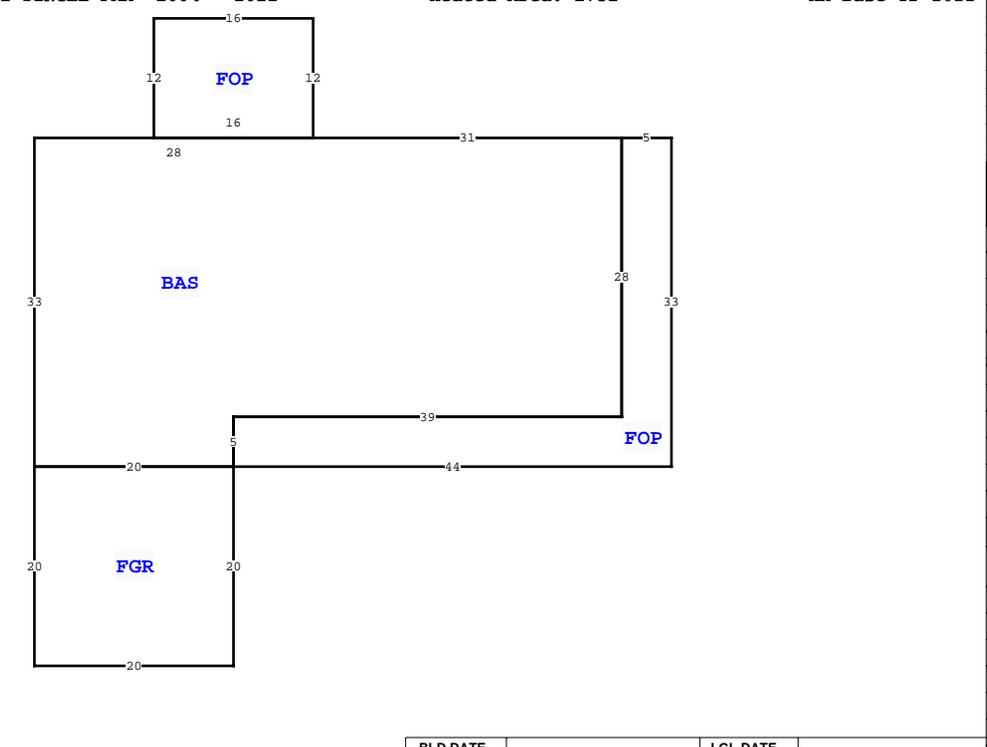
HUGGINS KATHY
 545 SW GERALD CONNER DR
 LAKE CITY, FL 32024

2026

23-4S-16-03095-116

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

MARKET ADJUSTMENTS															
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	CV	NORM	% COND			
0100	01	2,138	119.9814	136.78	292,436		2020		0	0	1	5.00	94.00		
1 SINGLE FAM 100% - 2022 Heated Area: 1752 HX Base Yr 2022															



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	1,752	100		1,752	225,261
FGR	400	55		220	28,286
FOP	192	30		58	7,457
FOP	360	30		108	13,886
TOTALS	2,704			2,138	274,890

545 SW GERALD CONNER DR, LAKE CITY
 BLD DATE: [] LGL DATE: 04/14/2026 MLU
 XF DATE: [] LAND DATE: []
 INC DATE: [] AG DATE: []

EXTRA FEATURES																
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			2.25	100	2020	2020	3	100	2,126	

LAND DESCRIPTION														TOTAL OB/XF 2,126										
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							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE				274,890
TOTAL MARKET OB/XF VALUE				2,126
TOTAL LAND VALUE - MARKET				35,000
TOTAL MARKET VALUE				312,016
SOH/AGL Deduction				81,876
ASSESSED VALUE				230,140
TOTAL EXEMPTION VALUE	HX HB			51,411
BASE TAXABLE VALUE				178,729
TOTAL JUST VALUE				312,016
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				310,065

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39673	SFR	0	04/27/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1564/1559	3/05/2026	LE U	I	I	14	100
GRANTOR: HUGGINS KATHY B (ENH)						
GRANTEE: SCOTT HEATHER M (RM)						
1431/1072	2/19/2021	WD Q	I	I	01	229,900
GRANTOR: ROBERTS MIKE						
GRANTEE: HUGGINS KATHY						

BUILDING NOTES

BUILDING DIMENSIONS
 BAS= W31 FOP= N12 W16 S12 E16\$ W28 S33 FGR= S20 E20 N20 W20\$
 E20 FOP= E44 N33 W5 S28 W39 S5\$ N5 E39 N28\$.