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

2027

23-4S-16-03095-116

BUILDING CHARACTERISTICS

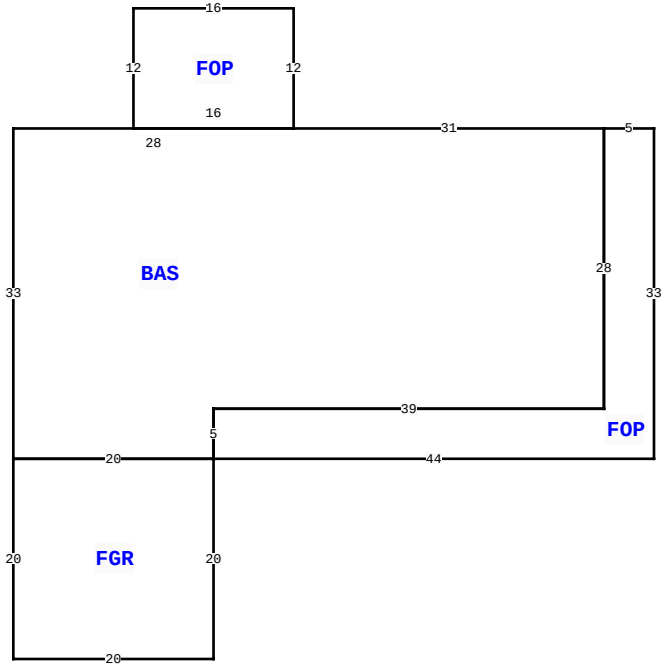
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	217,355
FGR	400	55		220	27,294
FOP	192	30		58	7,196
FOP	360	30		108	13,399
TOTALS	2,704			2,138	265,243

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	131.98	282,173	2020	2020	0	0	1	5.00	94.00

1 SINGLE FAM 100% - 2022 Heated Area: 1752 HX Base Yr 2022



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

545 SW GERALD CONNER DR, LAKE CITY

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	945.00	UT	2.25	2.25	100	2020	2020	3	100	2,126	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		265,243
TOTAL MARKET OB/XF VALUE		2,126
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		302,369
SOH/AGL Deduction		65,325
ASSESSED VALUE		237,044
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		185,633
TOTAL JUST VALUE		302,369
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		307,192

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	14	100
GRANTOR: HUGGINS KATHY B (ENH						
GRANTEE: SCOTT HEATHER M (RM						
1431/1072	2/19/2021	WD	Q	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$.

LAND DESCRIPTION

TOTAL OB/XF 2,126

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