LOT 17 CANNON CREEK PLACE UNIT 2

WD 1135-42, 48 & CT 1250-2766, W

DIEDEMAN THOMAS A/DIEDEMAN BRIDGETT Y
509 SW GERALD CONNER DR
LAKE CITY, FL 32024

2027

23-4S-16-03095-117

BUILDING CHARACTERISTICS

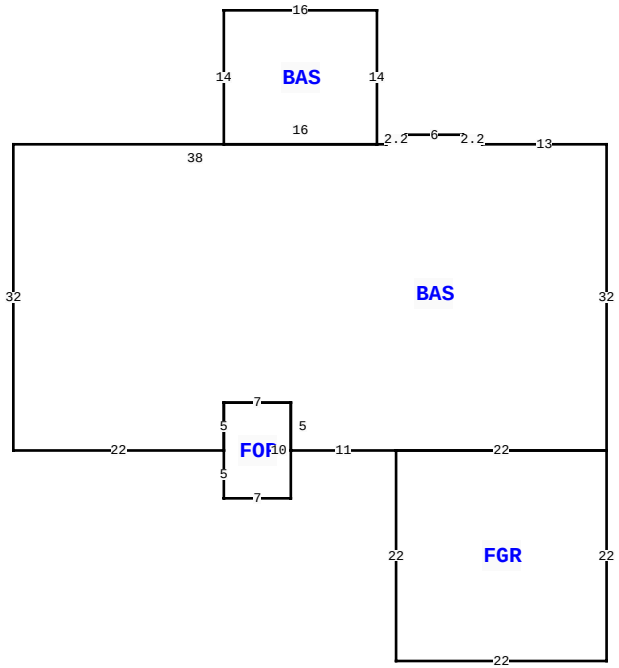
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
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	224	100		224	23,381
BAS	1,957	100		1,957	204,268
FGR	484	55		266	27,764
FOP	70	30		21	2,192
TOTALS	2,735			2,468	257,605

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,468	115.7184	127.29	314,152	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2021 Heated Area: 2181 HX Base Yr 2021



509 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	1,348.00	UT	3.00	3.00	100	2007	2007	3	100	4,044	
2	0030	BARN,MT	0	100	0	0	1.00	UT	6,200.00	6,200.00	100	2025	2024		100	6,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	257,605
TOTAL MARKET OB/XF VALUE	10,244
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	302,849
SOH/AGL Deduction	56,582
ASSESSED VALUE	246,267
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	194,856
TOTAL JUST VALUE	302,849
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	307,523

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054533	Roof Replacement	24,000	11/20/2025
31549	REMODEL	35	10/28/2013
25859	SFR	617	06/30/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1419/2270	9/18/2020	WD	Q	I	01	225,000
GRANTOR: NATHANIEL & CHRISTINA						
GRANTEE: THOMAS A & BRIDGETT						
1269/1188	2/06/2014	WD	Q	I	01	172,500
GRANTOR: GARRETT BUZBEE						
GRANTEE: NATHANIEL & CHRISTI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 L2 U1 W6 D1 L2 W1 BAS= N14 W16 S14 E16$ W38 S32 E22 FOP= S5 E7 N10 W7 S5$ N5 E7 S5 E11 FGR= S22 E22 N22 W22$ E22 N32$.

LAND DESCRIPTION

TOTAL OB/XF 10,244

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