LOT 18 CANNON CREEK PLACE UNIT 2
WD 1260-301, WD 1374-2249,

THAMES KENNETH J/THAMES HAZEL W
483 SW GERALD CONNER DR
LAKE CITY, FL 32024

2027

23-4S-16-03095-118

BUILDING CHARACTERISTICS

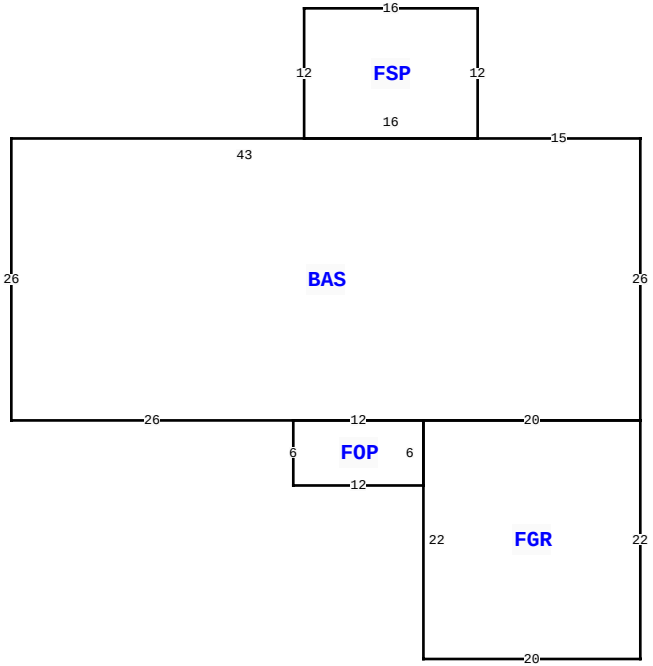
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,508	100		1,508	190,830
FGR	440	55		242	30,624
FOP	72	30		22	2,784
FSP	192	40		77	9,744
TOTALS	2,212			1,849	233,981

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,849	123.7005	136.07	251,593	2018	2018	0	0	0	7.00	93.00

1 SINGLE FAM 100% - 2019 Heated Area: 1508 HX Base Yr 2019



483 SW GERALD CONNER DR, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
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	840.00	UT	2.50	2.50	100	2018	2018	3	100	2,100	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	
3	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2021	2020		70	4,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	233,981
TOTAL MARKET OB/XF VALUE	7,300
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	276,281
SOH/AGL Deduction	79,979
ASSESSED VALUE	196,302
TOTAL EXEMPTION VALUE	HX HB SX 101,411
BASE TAXABLE VALUE	94,891
TOTAL JUST VALUE	276,281
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	280,529

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40318	GENERATOR	0	08/10/2020
35724	SFR	816	08/23/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1374/2249	12/20/2018	WD	Q	I	01	165,000
GRANTOR: MIKE ROBERTS						
GRANTEE: KENNETH J THAMES &						
1260/0301	8/16/2013	WD	Q	V	05	31,500
GRANTOR: PETER W GIEBEIG						
GRANTEE: MIKE ROBERTS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W15 W43 S26 E26 E12 E20 N26 $
FGR=[ORIG=-20,26] S22 E20 N22 W20 $
FSP=[ORIG=-15,0] N12 W16 S12 E16 $
FOP=[ORIG=-32,26] S6 E12 N6 W12 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,300

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