LOT 2 CANNON CREEK PLACE S/D.
WD 1069-744. DC GERALD 1029-1102

CONNER BONNITA S
149 SW GERALD CONNER DR
LAKE CITY, FL 32024

2027

24-4S-16-03114-102

BUILDING CHARACTERISTICS

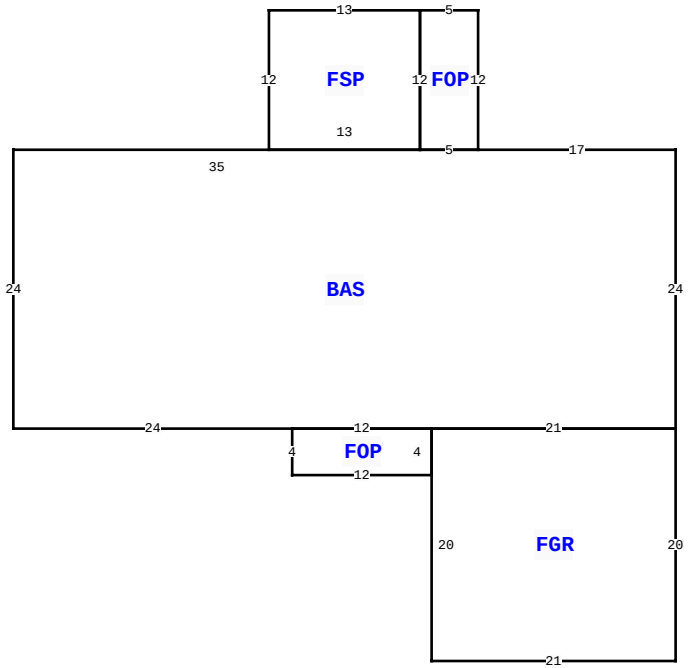
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	24416.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,368	100		1,368	147,421
FGR	420	55		231	24,894
FOP	48	30		14	1,509
FOP	60	30		18	1,939
FSP	156	40		62	6,681
TOTALS	2,052			1,693	182,444

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,693	124.0124	136.41	230,942	2005	2005	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2006 Heated Area: 1368 HX Base Yr 2006



149 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	2,225.00	UT	2.50	2.50	100	2005	2005	3	100	5,563	
2	0120	CLFENCE 4	0	100	0	0	300.00	UT	6.50	6.50	100	2009	2009	3	100	1,950	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
4	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		182,444
TOTAL MARKET OB/XF VALUE		8,713
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		226,157
SOH/AGL Deduction		68,753
ASSESSED VALUE		157,404
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		100,993
TOTAL JUST VALUE		226,157
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		229,474

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050988	Roof Replacement	13,010	10/07/2024
23553	SFR	432	08/30/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1339/0440	6/15/2017	LE	U	I	14	100
GRANTOR: BONITA S CONNER (AS T						
GRANTEE: TARA LYNN DICKS ETA						
1069/0744	12/21/2005	WD	Q	I		164,900
GRANTOR: PETER GIEBEIG						
GRANTEE: CONNER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 FOP= N12 W5 S12 E5$ W5 FSP= N12 W13 S12 E13 $ W35 S24 E24 FOP= S4 E12 N4 W12$ E12 FGR= S20E21 N20 W21$ E21 N24$.

LAND DESCRIPTION

TOTAL OB/XF 8,713

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 02/25/2025 BY KS Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS