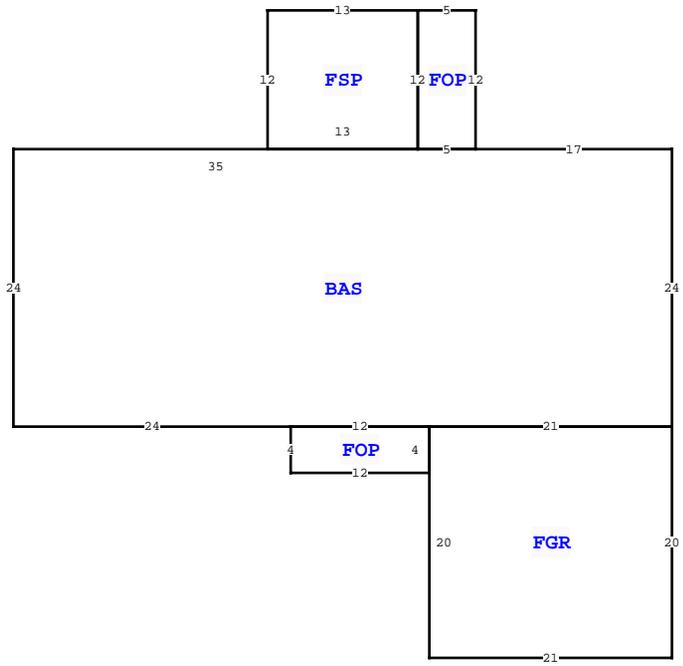


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 80
Exterior Wall	31 VINYL SID 20
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	15 HARDTILE 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectural	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	06 06
DOR CODE	0100 SINGLE FAMILY

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2006								
Heated Area: 1368						HX Base Yr 2006					



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,368	100		1,368	152,781
FGR	420	55		231	25,798
FOP	48	30		14	1,563
FOP	60	30		18	2,011
FSP	156	40		62	6,924
TOTALS	2,052			1,693	189,078

149 SW GERALD CONNER DR, LAKE CITY

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

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	2,225.00	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		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			189,078
TOTAL MARKET OB/XF VALUE			8,713
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			232,791
SOH/AGL Deduction			79,972
ASSESSED VALUE			152,819
TOTAL EXEMPTION VALUE	HX HB WX		56,411
BASE TAXABLE VALUE			96,408
TOTAL JUST VALUE			232,791
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			231,943

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									
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									