LOT 8 CANNON CREEK PLACE S/D.
WD 1060-198, WD 1075-2657.

SPIVEY ISOM C/SPIVEY ANNE J
217 SW GERALD CONNER DR
LAKE CITY, FL 32024

2027

24-4S-16-03114-108

BUILDING CHARACTERISTICS

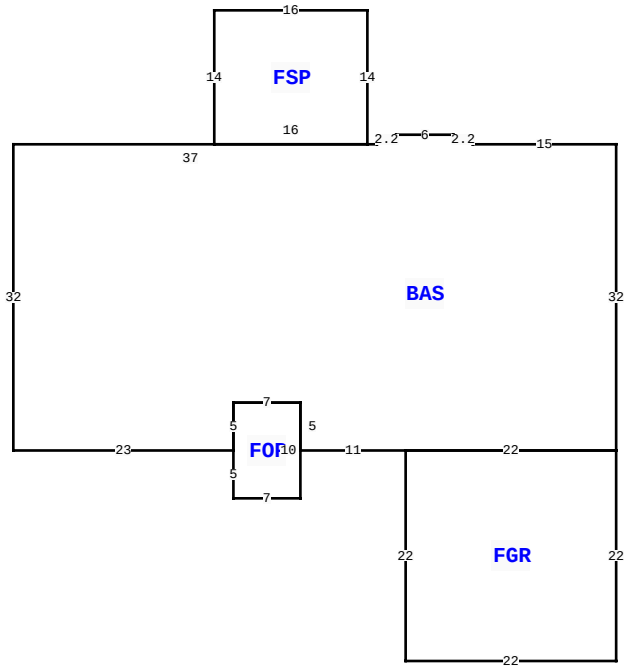
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,989	100		1,989	215,355
FGR	484	55		266	28,800
FOP	70	30		21	2,274
FSP	224	40		90	9,744
TOTALS	2,767			2,366	256,173

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,366	121.5176	133.67	316,263	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2007 Heated Area: 1989 HX Base Yr 2007



120 SW LIGHTER GLN, 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	0296	SHED METAL	0	100	10	12	120.00	UT	12.00	12.00	100	2006	2006	3	100	1,440	
2	0120	CLFENCE 4	0	100	20	8	160.00	UT	7.00	7.00	100	2006	2006	3	100	1,120	
3	0166	CONC,PAVMT	0	100	0	0	1,197.00	UT	3.00	3.00	100	2006	2006	3	100	3,591	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
5	0296	SHED METAL	0	100	0	0	1.00	UT	500.00	500.00	100	2025	2024		100	500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	256,173
TOTAL MARKET OB/XF VALUE	7,051
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	298,224
SOH/AGL Deduction	90,716
ASSESSED VALUE	207,508
TOTAL EXEMPTION VALUE	HX HB SX 101,411
BASE TAXABLE VALUE	106,097
TOTAL JUST VALUE	298,224
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	302,882

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052298	Roof Replacement	12,649	02/12/2025
23733	SFR	624	10/19/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1075/2657	3/01/2006	WD	Q	I		219,900
GRANTOR: TRENT GIEBEIG CONST						
GRANTEE: ISOM C & ANNE L SPI						
1060/0198	9/28/2005	WD	Q	V		75,800
GRANTOR: PETER GIEBEIG						
GRANTEE: TRENT GIEBEIG CONST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W15 U1L2 W6 D1L2 W1 W37 S32 E23 N5 E7 S5 E11 E22 N32 $
FGR=[ORIG=-22,32] S22 E22 N22 W22 $
FSP=[ORIG=-26,0] N14 W16 S14 E16 $
FOP=[ORIG=-40,32] S5 E7 N10 W7 S5 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,051

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 04/14/2025 BY chuck Total Acres: 0.52 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS