LOT 15 CANNON CREEK PLACE S/D.
WD 1058-1808, WD 1131-2414, WD 1

ONG JEAN MARGARET/ONG STEPHEN ROY
307 SW GERALD CONNER DR
LAKE CITY, FL 32024

2026

24-4S-16-03114-115

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

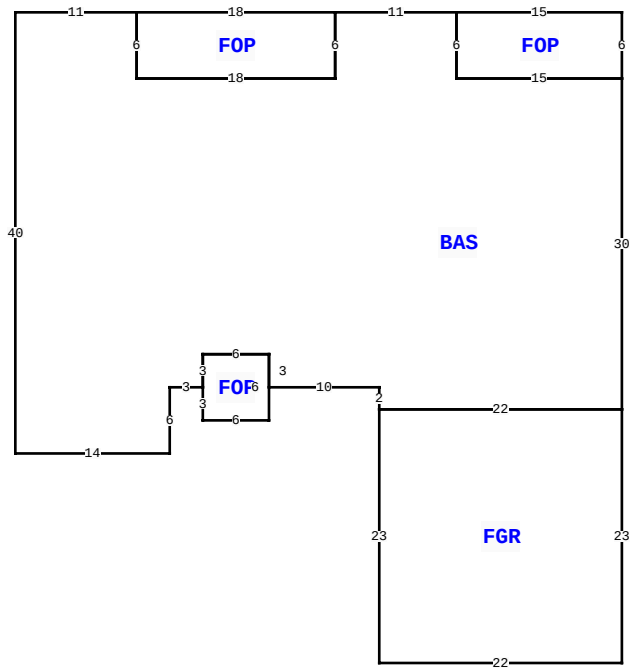
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,782	100		1,782	184,201
FGR	506	55		278	28,736
FOP	36	30		11	1,137
FOP	90	30		27	2,791
FOP	108	30		32	3,308
TOTALS	2,522			2,130	220,173

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,130	126.8190	144.57	307,934	2006	2006	0	0	0	28.50	71.50

1 SINGLE FAM 100% - 2022 Heated Area: 1782 HX Base Yr 2022



307 SW GERALD CONNER DR, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		220,173
TOTAL MARKET OB/XF VALUE		18,921
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		274,094
SOH/AGL Deduction		23,929
ASSESSED VALUE		250,165
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		198,754
TOTAL JUST VALUE		274,094
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		275,379

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053336	Remodel	11,875	06/06/2025
000049078	Electrical Servic	0	01/25/2024
000048252	Roof Replacement	21,808	09/22/2023
000047794	Remodel	22,307	07/31/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1431/1118	2/26/2021	WD	Q	I	01	245,000
GRANTOR: CHERRY CHRISTOPHER A						
GRANTEE: ONG JEAN MARGARET						
1431/1115	2/12/2021	WD	U	I	16	100
GRANTOR: CHERRY GLEN J						
GRANTEE: CHERRY CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 S40 E14 N6 E3 FOP= S3 E6 N6 W6 S3$ N3 E6 S3 E10 S2
FGR= S23 E22 N23 W22$ E22 N30 FOP= N6 W15 S6 E15$ W15 N6 W11
FOP= W18 S6 E18 N6$ S6 W18 N6$.

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	1,207.00	UT	3.00	3.00	100	2006	2006	3	100	3,621	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	4,000	
3	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	
4	0296	SHED METAL	0	100	0	0	1.00	UT	500.00	500.00	100	2025	2024		100	500	
5	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	

LAND DESCRIPTION

TOTAL OB/XF 18,921

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 03/23/2026 BY robin Total Acres: 0.56 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 05/12/2026 BY SYS