

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

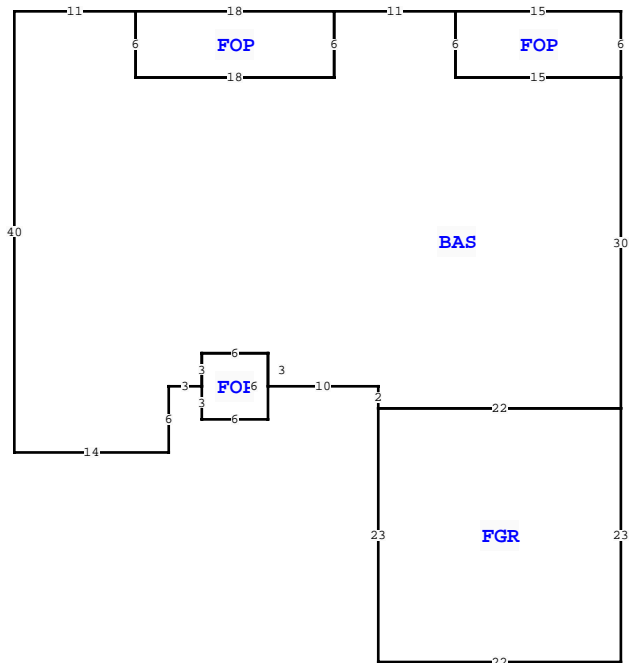
ONG JEAN MARGARET/ONG STEPHEN ROY  
307 SW GERALD CONNER DR  
LAKE CITY, FL 32024

**2026**

24-4S-16-03114-115

BUILDING CHARACTERISTICS	
ELEMENT	CD
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/

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	142.04	302,545	2006	2006	0	0	28.50	71.50
1 SINGLE FAM 100% - 2022 Heated Area: 1782 HX Base Yr 2022											



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100		1,782	180,977
FGR	506	55		278	28,233
FOP	36	30		11	1,117
FOP	90	30		27	2,742
FOP	108	30		32	3,250
TOTALS	2,522			2,130	216,320

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

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							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		216,320	
TOTAL MARKET OB/XF VALUE		18,921	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		270,241	
SOH/AGL Deduction		20,076	
ASSESSED VALUE		250,165	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		198,754	
TOTAL JUST VALUE		270,241	
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\$.