LOT 39 CANNON CREEK PLACE S/D.
AFD 1059-1657, WD 1078-2368, WD

FAISAL FAMILY PARTNERSHIP
1283 SW SR 47
LAKE CITY, FL 32025

2027

24-4S-16-03114-139

BUILDING CHARACTERISTICS

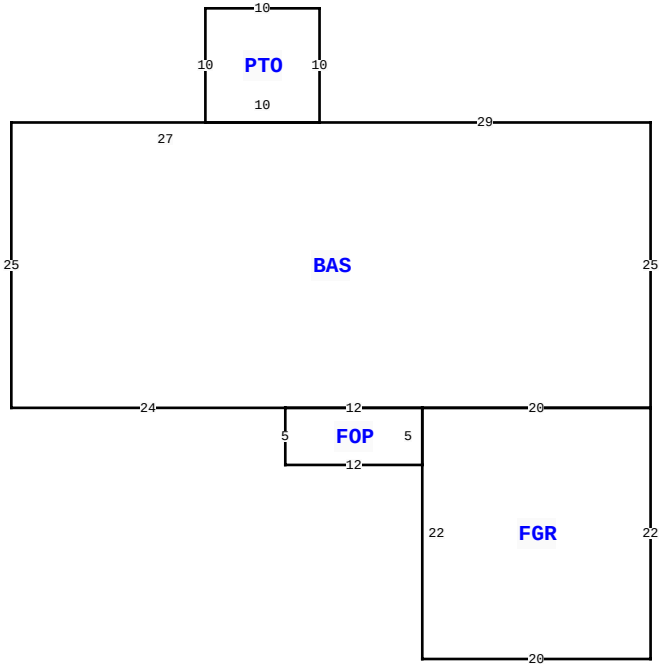
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	1,400	100		1,400	154,636
FGR	440	55		242	26,730
FOP	60	30		18	1,989
PTO	100	5		5	553
TOTALS	2,000			1,665	183,906

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,665	122.4531	134.70	224,276	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 0% - 0 Heated Area: 1400 HX Base Yr



353 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	0	0	0	1,032.00	UT	3.00	3.00	100	2007	2007	3	100	3,096	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	183,906
TOTAL MARKET OB/XF VALUE	3,096
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	222,002
SOH/AGL Deduction	0
ASSESSED VALUE	222,002
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	222,002
TOTAL JUST VALUE	222,002
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	225,347

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25419	SFR	484	01/17/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1322/2535	9/14/2016	WD	U	I	12	110,800
GRANTOR: FIRST FEDERAL BANK OF						
GRANTEE: FAISAL FAMILY PARTN						
1311/2104	3/02/2016	CT	U	I	18	100
GRANTOR: CLERK OF COURT (MILLE						
GRANTEE: FIRST FEDERAL BANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 PTO= N10 W10 S10 E10$ W27 S25 E24 FOP= S5 E12 N5 W12$ E12 FGR= S22 E20 N22 W20$ E20 N25$.

LAND DESCRIPTION

TOTAL OB/XF 3,096

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	0		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