

LOT 41 CANNON CREEK PLACE S/D.
WD 1054-2294, WD 1187-2144, QC 1

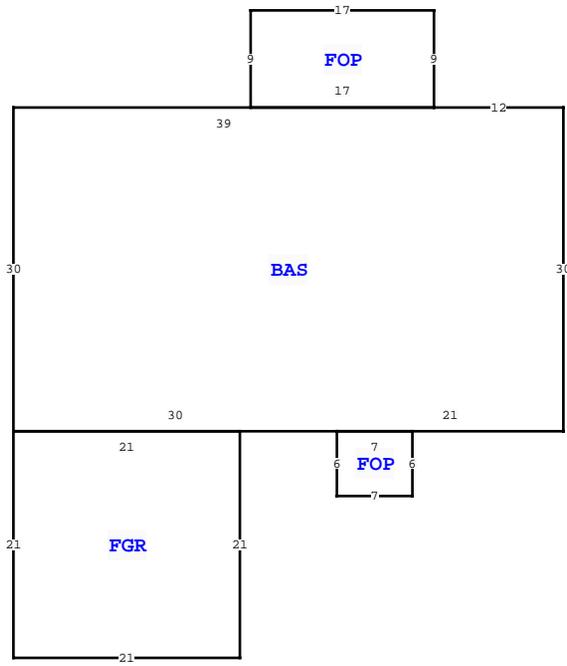
RIVERO VICTOR T/RIVERO ASHLEY M
332 SW GERALD CONNER DR
LAKE CITY, FL 32024

2026

24-4S-16-03114-141

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 100
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
Units	0 100
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	1,832	121.8000	138.85	254,373	2019	2019	0	0	0	6.00	94.00
1 SINGLE FAM			100% - 2020	Heated Area: 1530				HX Base Yr 2020				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			239,111
TOTAL MARKET OB/XF VALUE			3,142
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			277,253
SOH/AGL Deduction			79,211
ASSESSED VALUE			198,042
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			146,631
TOTAL JUST VALUE			277,253
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			275,567

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,530	100		1,530	199,695
FGR	441	55		243	31,717
FOP	42	30		13	1,697
FOP	153	30		46	6,004
TOTALS	2,166			1,832	239,111

332 SW GERALD CONNER DR, LAKE CITY

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

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37398	SFR	809	11/05/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1401/2187	12/20/2019	WD Q	Q	I	01	209,900
GRANTOR: BRADLEY FRANKS CONSTR						
GRANTEE: VICTOR T & ASHLEY M						
1363/0683	6/26/2018	WD U	V	11		100
GRANTOR: CATHERINE H BRYAN						
GRANTEE: BRADLEY FRANKS CONS						

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	952.00	UT	2.25	2.25	100	2019	2019	3	100	2,142	
2	0070	CARPORT UF	0	100	0	1.00	UT	1,000.00	1,000.00	100	2025	2024		100	1,000	

BUILDING NOTES	
BAS= W12 FOP= N9 W17 S9 E17\$ W39 S30 FGR= S21 E21 N21 W21\$ E30 FOP= S6 E7 N6 W7\$ E21 N30\$.	

BUILDING DIMENSIONS	
BAS= W12 FOP= N9 W17 S9 E17\$ W39 S30 FGR= S21 E21 N21 W21\$ E30 FOP= S6 E7 N6 W7\$ E21 N30\$.	

LAND DESCRIPTION																								
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							