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

2027

24-4S-16-03114-141

BUILDING CHARACTERISTICS

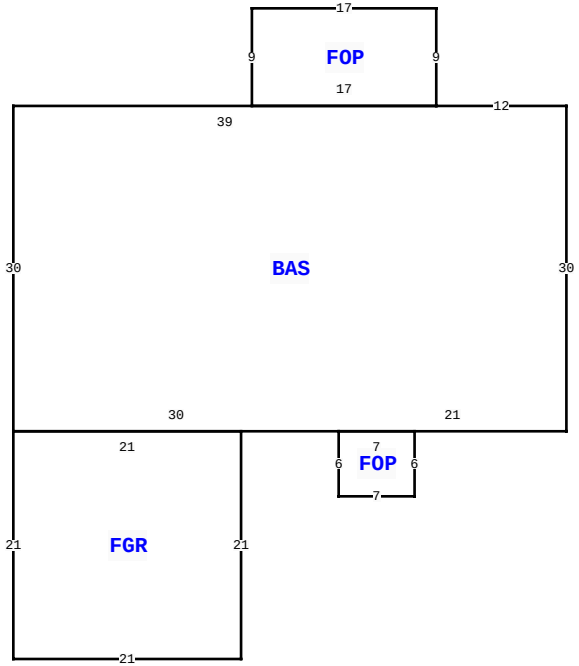
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC		24416.040 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,530	100		1,530	192,690
FGR	441	55		243	30,604
FOP	42	30		13	1,637
FOP	153	30		46	5,793
TOTALS	2,166			1,832	230,724

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	133.98	245,451	2019	2019	0	0	0	6.00	94.00

1 SINGLE FAM 100% - 2020 Heated Area: 1530 HX Base Yr 2020



332 SW GERALD CONNER DR, 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	0166	CONC,PAVMT	0	100	0	0	952.00	UT	2.25	2.25	100	2019	2019	3	100	2,142	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2025	2024		100	1,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		230,724
TOTAL MARKET OB/XF VALUE		3,142
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		268,866
SOH/AGL Deduction		64,883
ASSESSED VALUE		203,983
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		152,572
TOTAL JUST VALUE		268,866
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		273,068

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	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						

BUILDING NOTES

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

TOTAL OB/XF 3,142

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 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