LOT 42 CANNON CREEK PLACE S/D.

WD 1060-1528, WD 1184-2611, & WD

BROWN PERCY P/BROWN DEBRA M
306 SW GERALD CONNER DRIVE
LAKE CITY, FL 32024

2027

24-4S-16-03114-142

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	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

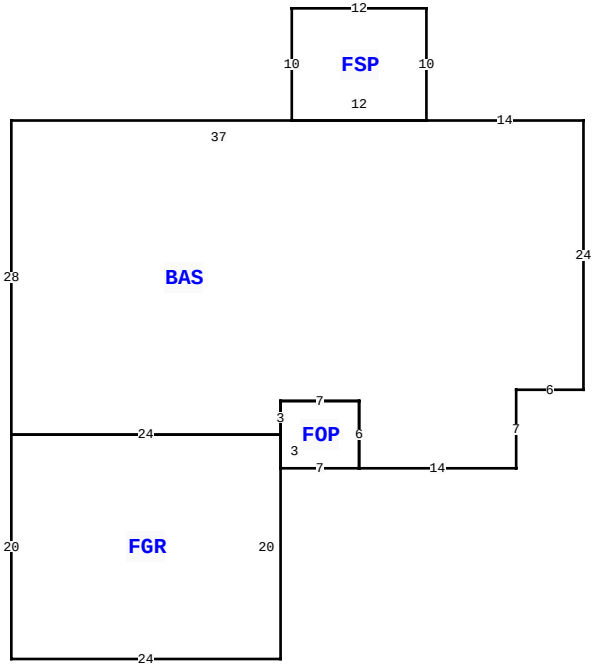
NEIGHBORHOOD/LOC 24416.040 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,425	100		1,425	159,001
FGR	480	55		264	29,457
FOP	42	30		13	1,451
FSP	120	40		48	5,356
TOTALS	2,067			1,750	195,264

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,750	119.3346	131.27	229,722	2010	2010	0	0	0	15.00	85.00

1 SINGLE FAM 100% - 2011 Heated Area: 1425 HX Base Yr 2011



306 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	840.00	UT	2.25	2.25	100	2010	2010	3	100	1,890	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2014	2014	3	100	1,200	
3	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	3,800	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
5	0060	CARPORT F	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2014	2014	3	100	1,500	
6	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	195,264
TOTAL MARKET OB/XF VALUE	14,390
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	244,654
SOH/AGL Deduction	74,783
ASSESSED VALUE	169,871
TOTAL EXEMPTION VALUE	HX HB VX 56,411
BASE TAXABLE VALUE	113,460
TOTAL JUST VALUE	244,654
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	248,195

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048098	Roof Replacement	14,959	09/13/2023
28920	SFR	615	12/21/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1197/0496	6/25/2010	WD	Q	I	01	149,900
GRANTOR: COLUMBIA COUNTY BUILD						
GRANTEE: PERCY P & DEBRA M B						
1184/2611	11/20/2009	WD	U	V	38	15,500
GRANTOR: THE EXPO GROUP INC						
GRANTEE: COLUMBIA COUNTY BUI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FSP= N10 W12 S10 E12$ W37 S28 FGR= S20 E24 N20 W24$ E24 FOP= S3 E7 N6 W7 S3$ N3 E7 S6 E14 N7 E6 N24$.

LAND DESCRIPTION

TOTAL OB/XF 14,390

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