

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

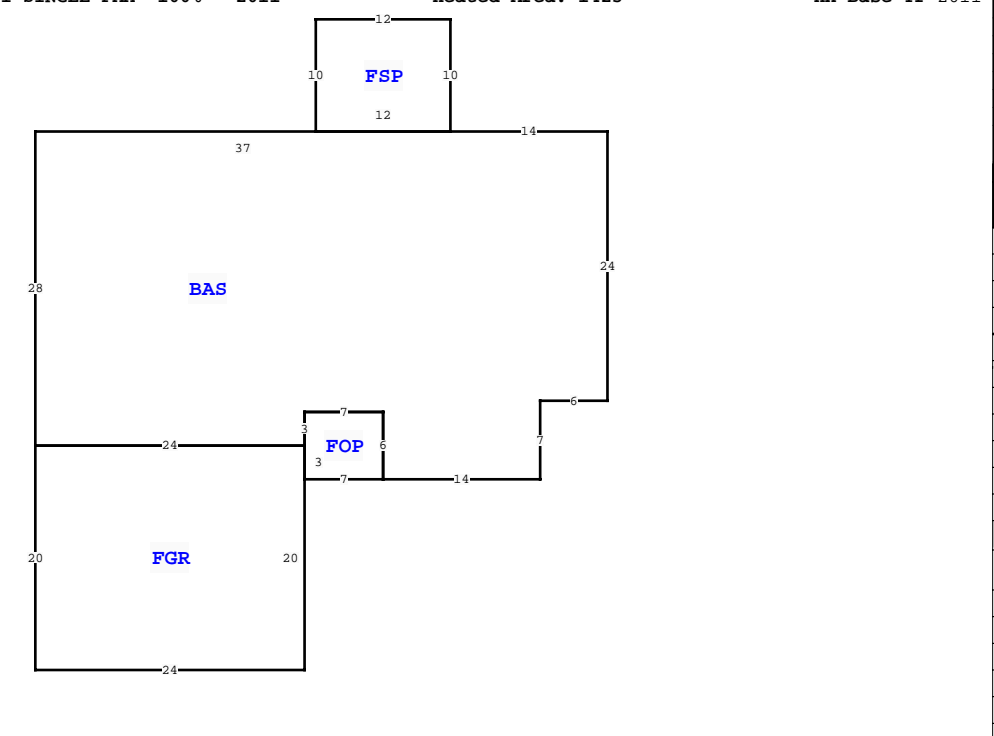
**2026**

24-4S-16-03114-142

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	14 CARPET 80
Interior Floor	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

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	133.65	233,888	2010	2010	0	0	15.00	85.00		

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE			198,805	
TOTAL MARKET OB/XF VALUE			14,390	
TOTAL LAND VALUE - MARKET			35,000	
TOTAL MARKET VALUE			248,195	
SOH/AGL Deduction			83,272	
ASSESSED VALUE			164,923	
TOTAL EXEMPTION VALUE	HX HB VX		56,411	
BASE TAXABLE VALUE			108,512	
TOTAL JUST VALUE			248,195	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			250,834	



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	161,883
FGR	480	55		264	29,991
FOP	42	30		13	1,476
FSP	120	40		48	5,453
TOTALS	2,067			1,750	198,805

306 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
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	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
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GRANTOR: THE EXPO GROUP INC  
GRANTEE: COLUMBIA COUNTY BUI

EXTRA FEATURES														TOTAL OB/XF		14,390	
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	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	

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										
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																		