

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

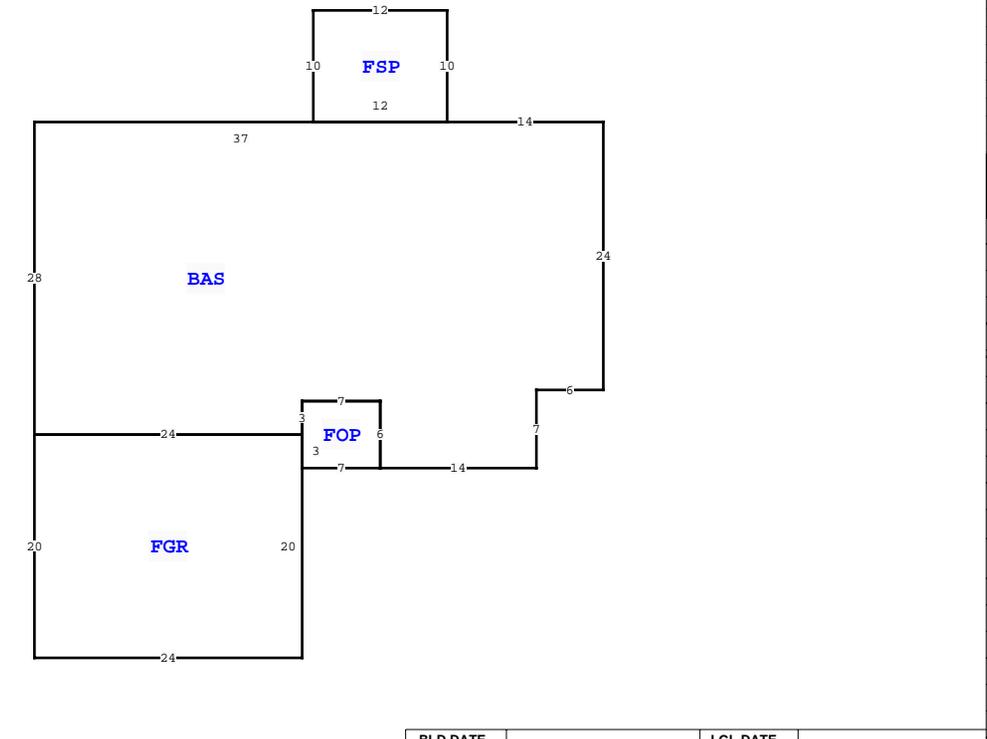
2026

24-4S-16-03114-142

BUILDING CHARACTERISTICS	
ELEMENT	CD 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 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	136.04	238,070	2010	2010	0	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	202,360			
TOTAL MARKET OB/XF VALUE	14,390			
TOTAL LAND VALUE - MARKET	35,000			
TOTAL MARKET VALUE	251,750			
SOH/AGL Deduction	86,827			
ASSESSED VALUE	164,923			
TOTAL EXEMPTION VALUE	HX HB VX 56,411			
BASE TAXABLE VALUE	108,512			
TOTAL JUST VALUE	251,750			
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	164,778
FGR	480	55		264	30,528
FOP	42	30		13	1,504
FSP	120	40		48	5,551
TOTALS	2,067			1,750	202,360

306 SW GERALD CONNER DR, LAKE CITY

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

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																	
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													
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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							