LOT 43 CANNON CREEK PLACE S/D.

WD 1060-1528, WD 1126-816, WD 11

SMITH JERRY RONALD III/CURTIS KAYLEIGH MACKENZI
280 SW GERALD CONNER DR
LAKE CITY, FL 32024

2027

24-4S-16-03114-143

BUILDING CHARACTERISTICS

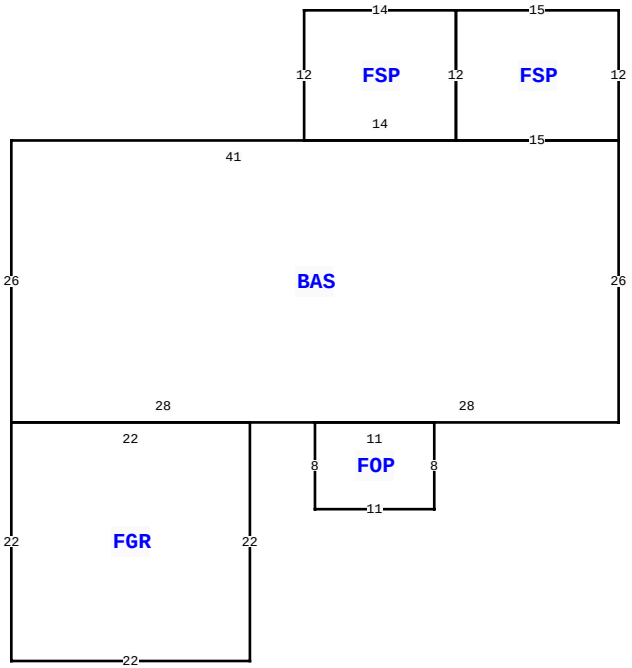
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,456	100		1,456	159,217
FGR	484	55		266	29,088
FOP	88	30		26	2,844
FSP	168	40		67	7,326
FSP	180	40		72	7,873
TOTALS	2,376			1,887	206,348

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,887	119.7756	131.75	248,612	2008	2008	0	0	0	17.00	83.00

1 SINGLE FAM 0% - 2026 Heated Area: 1456 HX Base Yr



280 SW GERALD CONNER DR, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
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	0	0	0	874.00	UT	3.00	3.00	100	2008	2008	3	100	2,622	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	700	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	206,348
TOTAL MARKET OB/XF VALUE	3,322
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	244,670
SOH/AGL Deduction	0
ASSESSED VALUE	244,670
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	244,670
TOTAL JUST VALUE	244,670
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	248,429

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052520	Roof Replacement	14,446	03/06/2025
000048604	Roof Replacement	15,035	11/07/2023
000043540	Solar Power Syste	40,800	01/18/2022
26868	SFR	625	03/24/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1533/1368	2/22/2025	WD	Q	I	01	280,000
GRANTOR: SANDS ANDREW						
GRANTEE: SMITH JERRY RONALD						
1527/835	11/12/2024	PB	U	I	18	0
GRANTOR: CLERK OF COURT (PITTM						
GRANTEE: SANDS ANDREW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FSP= N12 W14 S12 E14$ W41 S26 FGR= S22 E22 N22 W22$E28 FOP= S8 E11 N8 W11$ E28 N26$ FSP= N12 W15 S12 E15$.

LAND DESCRIPTION

TOTAL OB/XF 3,322

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	0		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 04/25/2025 BY TP Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS