

LOT 43 CANNON CREEK PLACE S/D.  
WD 1060-1528, WD 1126-816, WD 11

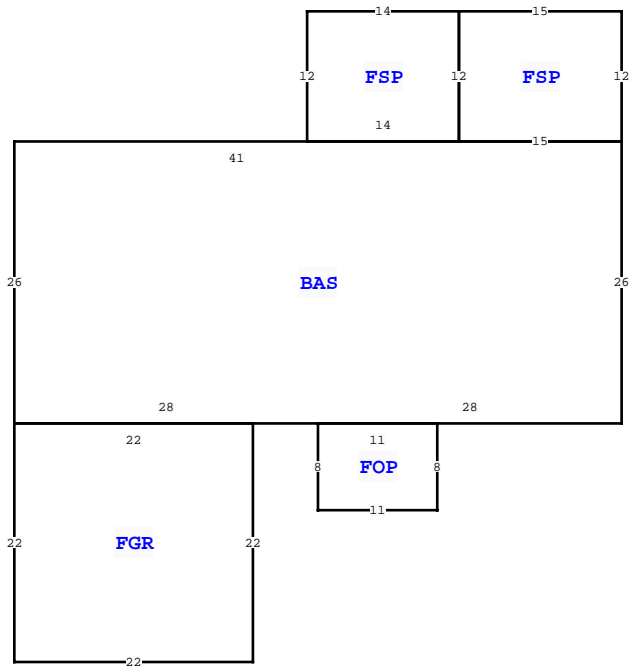
SMITH JERRY RONALD III/CURTIS KAYLEIGH MACKENZI  
280 SW GERALD CONNER DR  
LAKE CITY, FL 32024

**2026**

24-4S-16-03114-143

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 Floor	13	LAM/VNPLK 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	1,887	119.7756	134.15	253,141	2008	2008	0	0	17.00	83.00		
1 SINGLE FAM 0% - 2026 Heated Area: 1456 HX Base Yr													



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	162,117
FGR	484	55		266	29,618
FOP	88	30		26	2,895
FSP	168	40		67	7,460
FSP	180	40		72	8,017
TOTALS	2,376			1,887	210,107

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	0	0	874.00	UT	3.00	3.00	100	2008	2008	3	100	2,622	
2	0120	CLFENCE	4	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	700	

280 SW GERALD CONNER DR, LAKE CITY										BLD DATE		LGL DATE	04/14/2026	MLU
										XF DATE		LAND DATE		
										INC DATE		AG DATE		

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE	210,107			
TOTAL MARKET OB/XF VALUE	3,322			
TOTAL LAND VALUE - MARKET	35,000			
TOTAL MARKET VALUE	248,429			
SOH/AGL Deduction	0			
ASSESSED VALUE	248,429			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	248,429			
TOTAL JUST VALUE	248,429			
NCON VALUE	0			
INCOME VALUE	0			
PREVIOUS YEAR MKT VALUE	250,960			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052520	Roof Replacement	14,446	03/06/2025
000048604	Roof Replacement	15,035	11/07/2023
000043540	Solar Power System	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										
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	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							