

LOT 45 CANNON CREEK PLACE S/D.
WD 1076-2020, DC 1465-774, WD 14

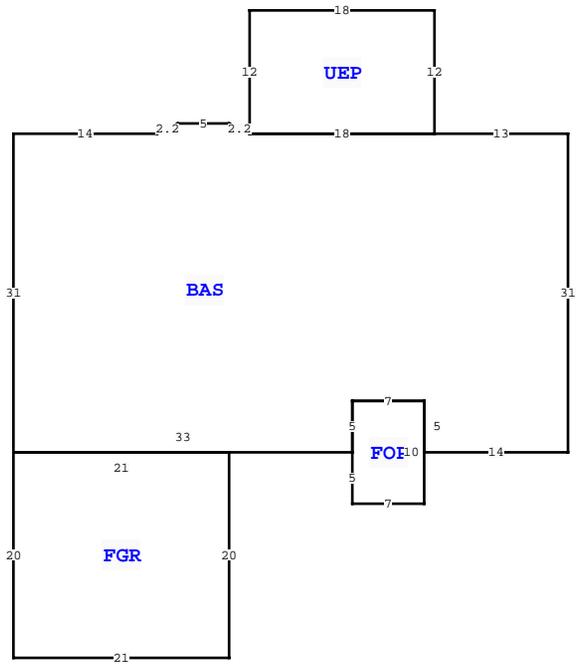
BRANNON SUSAN
470 COUNTY ROUTE 37
CENTRAL SQUARE, NY 13036

2026

24-4S-16-03114-145
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	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		2	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	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
BAS	1,646	100	
FGR	420	55	
FOP	70	30	
UEP	216	60	
TOTALS	2,352		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,028	122.2452	139.36	282,622	2006	2006	0	0	19.00	81.00		
1 SINGLE FAM 0% - 2023 Heated Area: 1646 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			228,924
TOTAL MARKET OB/XF VALUE			6,633
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			270,557
SOH/AGL Deduction			0
ASSESSED VALUE			270,557
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			270,557
TOTAL JUST VALUE			270,557
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			269,308

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23732	SFR	527	10/19/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1465/777	4/25/2022	WD	U	I	11	100
GRANTOR: BENSON BETTY E						
GRANTEE: BRANNON SUSAN						
1076/2020	3/07/2006	WD	Q	I		176,900
GRANTOR: PETER GIEBEIG						
GRANTEE: RICHARD D & BETTY E						

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	0294	SHED WOOD/	0	0	10	20	UT	9.00	9.00	100	2006	2006	3	100	1,800	
2	0166	CONC, PAVMT	0	0	0	0	UT	2.50	2.50	100	2006	2006	3	100	4,833	

228 SW GERALD CONNER DR, LAKE CITY

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W13 UEP= N12 W18 S12 E18\$ W18 L2 U1 W5 D1 L2 W14 S31	
FGR= S20 E21 N20 W21\$ E33 FOP= S5 E7 N10 W7 S5\$ N5 E7 S5 E14 N31\$.	

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							