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

2027

24-4S-16-03114-145

BUILDING CHARACTERISTICS

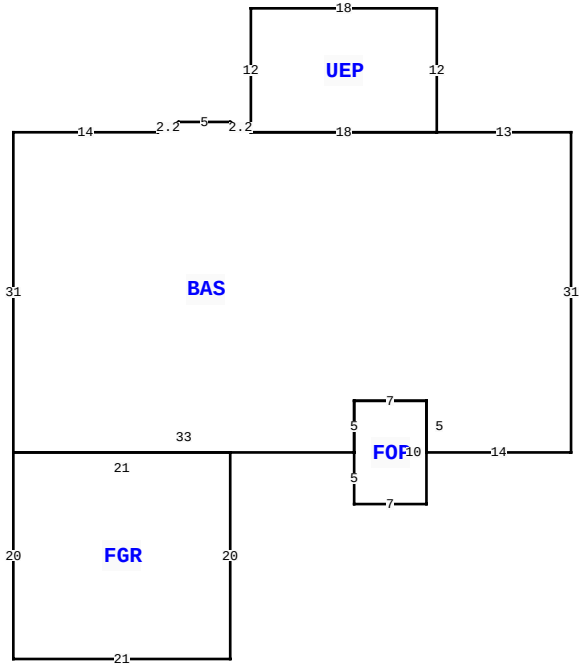
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,646	100		1,646	179,284
FGR	420	55		231	25,161
FOP	70	30		21	2,287
UEP	216	60		130	14,160
TOTALS	2,352			2,028	220,891

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	134.47	272,705	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 0% - 2023 Heated Area: 1646 HX Base Yr



228 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	0294	SHED WOOD/	0	0	10	20	200.00	UT	9.00	9.00	100	2006	2006	3	100	1,800	
2	0166	CONC,PAVMT	0	0	0	0	1,933.00	UT	2.50	2.50	100	2006	2006	3	100	4,833	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	220,891
TOTAL MARKET OB/XF VALUE	6,633
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	262,524
SOH/AGL Deduction	0
ASSESSED VALUE	262,524
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	262,524
TOTAL JUST VALUE	262,524
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	266,532

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						

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 6,633

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 02/25/2025 BY KS Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS