LOT 46 CANNON CREEK PLACE S/D.
WD 1082-769, QC 1450-1455,

SMITH JAMES DEREK/SMITH JENNIFER EDGY
200 SW GERALD CONNER LN
LAKE CITY, FL 32024

2027

24-4S-16-03114-146

BUILDING CHARACTERISTICS

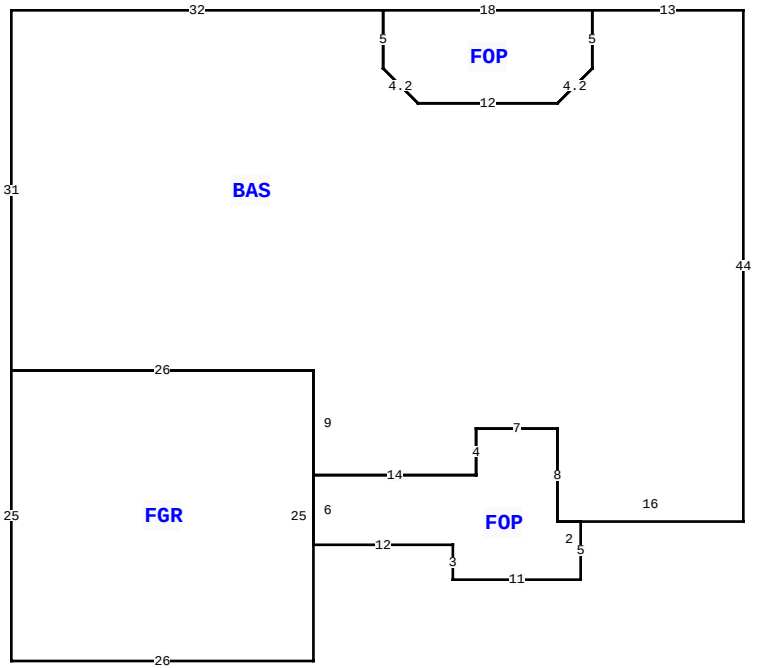
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	2,187	100		2,187	248,055
FGR	650	55		358	40,606
FOP	135	30		40	4,537
FOP	191	30		57	6,465
TOTALS	3,163			2,642	299,662

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,642	125.7438	138.32	365,441	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2008 Heated Area: 2187 HX Base Yr 2008



200 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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1,703.00	UT	3.00	3.00	100	2007	2007	3	100	5,109	
3	0296	SHED METAL	0	100	12	20	240.00	UT	11.00	11.00	100	2009	2009	3	100	2,640	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2025	2024		100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		299,662
TOTAL MARKET OB/XF VALUE		10,949
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		345,611
SOH/AGL Deduction		103,003
ASSESSED VALUE		242,608
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		191,197
TOTAL JUST VALUE		345,611
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		351,049

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25978	SFR	677	07/03/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1450/1455	10/11/2021	QC	U	I	11	100
GRANTOR: SMITH JAMES DEREK						
GRANTEE: SMITH JAMES DEREK						
1082/0769	4/28/2006	WD	Q	V		54,900
GRANTOR: PETER GIEBEIG						
GRANTEE: JAMES DEREK SMITH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FOP= W18 S5 D3 R3 E12 R3 U3 N5$ S5 D3 L3 W12 L3 U3 N5 W32 S31 FGR= S25 E26 N25 W26$ E26 S9 FOP= S6 E12 S3 E11 N5 W2 N8 W7 S4 W14$ E14 N4 E7 S8 E16 N44$.

LAND DESCRIPTION

TOTAL OB/XF 10,949

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	100		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 11/17/2026 BY SYS