

LOT 47 CANNON CREEK PLACE S/D.
WD 1122-2304, DC 1489-567, PB 15

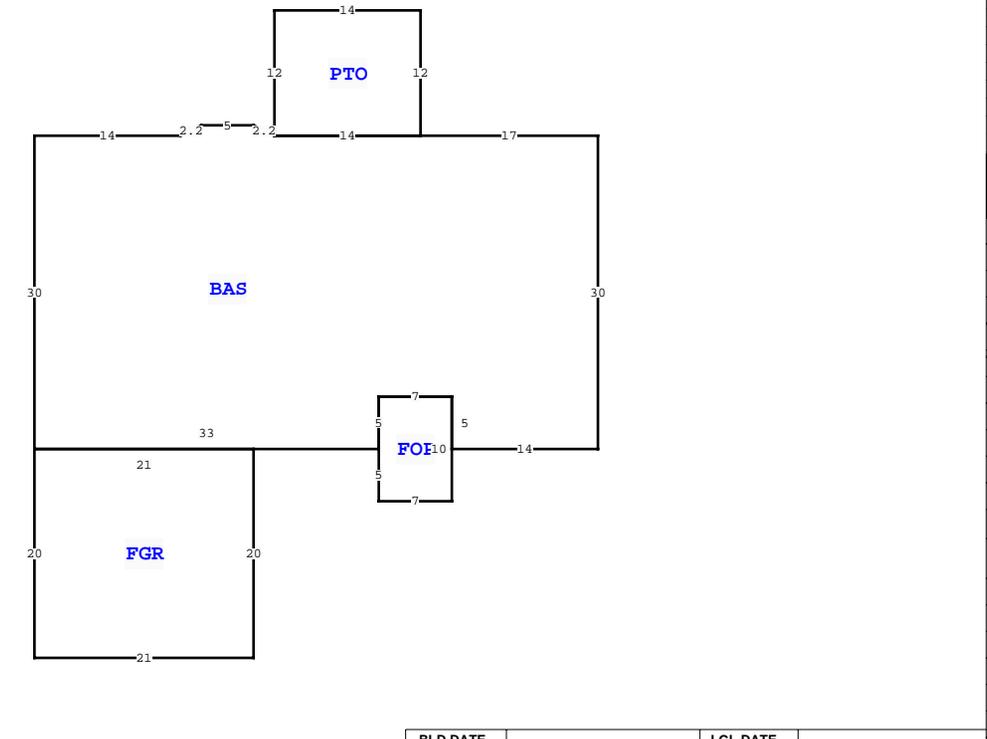
DEMOSSE CHRISTINE L
176 SW GERALD CONNER DR
LAKE CITY, FL 32024

2026

24-4S-16-03114-147
COLUMBIA COUNTY PROPERTY PAGE 1 of 1

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structure	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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectural	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,852	122.8689	140.07	259,410	2007	2010	0	0	15.75	84.25



VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		218,553
TOTAL MARKET OB/XF VALUE		5,706
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		259,259
SOH/AGL Deduction		7,142
ASSESSED VALUE		252,117
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		195,706
TOTAL JUST VALUE		259,259
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		258,096

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,592	100		1,592	187,870
FGR	420	55		231	27,260
FOP	70	30		21	2,478
PTO	168	5		8	944
TOTALS	2,250			1,852	218,553

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050828	Roof Replacement	25,400	09/16/2024
24825	SFR	528	08/03/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1504/2672	12/07/2023	WD	Q	I	01	295,000

GRANTOR: HUPP MAREN ANN
GRANTEE: DEMOSSE CHRISTINE L
1503/2341 12/04/2023 PB U I 18 0
GRANTOR: HUPP CHARLES
GRANTEE: HUPP MAREN ANN

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	100	0	0	0	1,302.00	UT 3.00	3.00	100	2007	2007	3	100	3,906	
2	0296	SHED METAL	0	100	0	0	0	1.00	UT 0.00	0.00	100	2014	2014	3	100	1,800	

EXTRA FEATURES										BLD DATE		LGL DATE	
176 SW GERALD CONNER DR, LAKE CITY										XF DATE		LAND DATE	
										INC DATE		AG DATE	

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS= W17 PTO= N12 W14 S12 E14\$ W14 L2 U1 W5 D1 L2 W14 S30									
FGR= S20 E21 N20 W21\$ E33 FOP= S5 E7 N10 W7 S5\$ N5 E7 S5 E14 N30\$.									

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	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							