LOT 48 CANNON CREEK PLACE S/D.
WD 1085-2215, WD 1162-763, CT 13

STUBBS BRANDON M
148 SW GERALD CONNER DR
LAKE CITY, FL 32024

2027

24-4S-16-03114-148

BUILDING CHARACTERISTICS

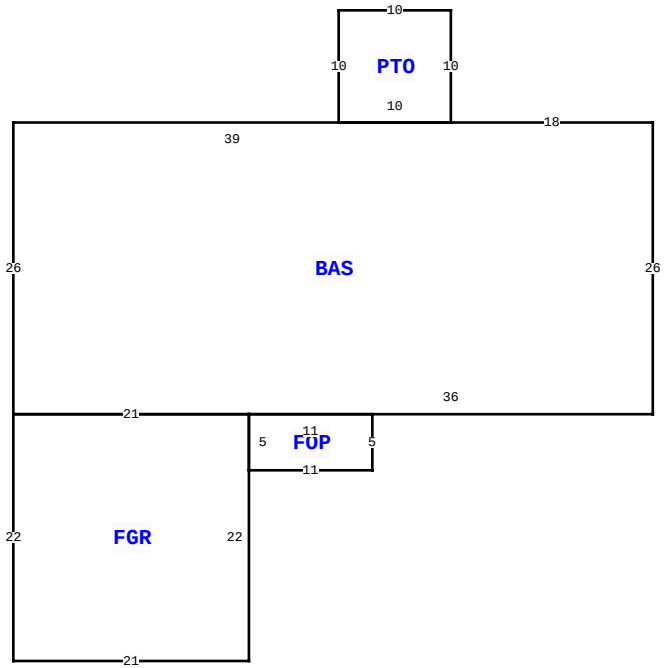
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LAM/VNLPLK 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	1,482	100		1,482	155,541
FGR	462	55		254	26,658
FOP	55	30		16	1,679
PTO	100	5		5	525
TOTALS	2,099			1,757	184,404

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,757	114.9540	126.45	222,173	2008	2008	0	0	0	17.00	83.00

1 SINGLE FAM 100% - 2019 Heated Area: 1482 HX Base Yr 2019



148 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	0166	CONC,PAVMT	0	100	0	0	817.00	UT	3.00	3.00	100	2008	2008	3	100	2,451	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		184,404
TOTAL MARKET OB/XF VALUE		3,651
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		216,055
SOH/AGL Deduction		68,938
ASSESSED VALUE		147,117
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		95,706
TOTAL JUST VALUE		216,055
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		219,409

LAND:1:1: PART OF LOT IS RETENTION POND

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048263	Roof Replacement	9,500	09/25/2023
26646	SFR	594	01/22/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1374/2040	12/19/2018	WD	U	I	30	100
GRANTOR: LARRY E & TERESA R ST						
GRANTEE: BRANDON M STUBBS						
1343/0352	8/11/2017	WD	U	I	12	126,200
GRANTOR: JPMORGAN CHASE BANK N						
GRANTEE: LARRY E & TERESA R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 PTO= N10 W10 S10 E10$ W39 S26 FGR= S22 E21 N22 W21$E21 FOP= S5 E11 N5 W11$ E36 N26$.

LAND DESCRIPTION

TOTAL OB/XF 3,651

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	0.80	35,000.00	28,000.00	28,000							

REVIEW DATE 02/25/2025 BY KS Total Acres: 0.51 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/17/2026 BY SYS