

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

2026

24-4S-16-03114-148
COLUMBIA COUNTY PROPERTY VALUATION SUMMARY PAGE 1 of 1

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 Floor	14	CARPET 70
Interior Floor	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

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	131.05	230,255	2008	2008	0	0	17.00	83.00		
1 SINGLE FAM 100% - 2019 Heated Area: 1482 HX Base Yr 2019													



Quality	DOR CODE	MAP NUM	NEIGHBORHOOD/LOC	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
05 05	0100		24416.040 1.00/	BAS	1,482	100		1,482	161,199
				FGR	462	55		254	27,628
				FOP	55	30		16	1,741
				PTO	100	5		5	544
TOTALS					2,099			1,757	191,112

148 SW GERALD CONNER DR, LAKE CITY

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

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

TOTAL OB/XF 3,651

LAND DESCRIPTION																								
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	0.80	35,000.00	28,000.00	28,000							

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE	191,112		
TOTAL MARKET OB/XF VALUE	3,651		
TOTAL LAND VALUE - MARKET	28,000		
TOTAL MARKET VALUE	222,763		
SOH/AGL Deduction	79,931		
ASSESSED VALUE	142,832		
TOTAL EXEMPTION VALUE	51,411	HX HB	
BASE TAXABLE VALUE	91,421		
TOTAL JUST VALUE	222,763		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	221,671		

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\$.