

COLUMBIA COUNTY

Property Appraiser

Parcel 23-4S-16-03095-103

Owners

RILEY TIYRENEE
458 GERALD CONNER DR
LAKE CITY, FL 32024

Parcel Summary

Location	458 SW GERALD CONNER DR
Use Code	0100: SINGLE FAMILY
Tax District	2: COUNTY
Section	23
Township	4S
Range	16
Acreage	.5100
Subdivision	CANNON CREEK PLACE
Exemptions	01: HOMESTEAD (196.031a&b) (100%)

Legal Description

LOT 3 CANNON CREEK PLACE UNIT
2. WD 1106-1370, WD 1152-2570,
WD 1367-1734,



Working Values

	2025
Total Building	\$207,166
Total Extra Features	\$2,732
Total Market Land	\$30,000
Total Ag Land	\$0

	2025
Total Market	\$239,898
Total Assessed	\$169,733
Total Exempt	\$50,000
Total Taxable	\$119,733
SOH Diff	\$70,165

Value History

	2024	2023	2022	2021	2020	2019	2018
Total Building	\$207,166	\$191,798	\$175,899	\$150,169	\$138,965	\$129,647	\$120,069
Total Extra Features	\$2,732	\$2,732	\$2,732	\$2,732	\$2,732	\$2,732	\$2,732
Total Market Land	\$30,000	\$28,000	\$22,000	\$18,000	\$18,000	\$13,000	\$13,000
Total Ag Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	\$239,898	\$222,530	\$200,631	\$170,901	\$159,697	\$145,379	\$135,801
Total Assessed	\$164,789	\$159,989	\$155,329	\$150,805	\$148,723	\$145,379	\$135,801
Total Exempt	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$0
Total Taxable	\$114,789	\$109,989	\$105,329	\$100,805	\$98,723	\$95,379	\$135,801
SOH Diff	\$75,109	\$62,541	\$45,302	\$20,096	\$10,974	\$0	\$0

Document/Transfer/Sales History

Instrument / Official Record	Date	QU	Reason	Type	V/I	Sale Price	Ownership
<u>WD</u> 1367/1734	2018-08-15	<u>Q</u>	<u>01</u>	WARRANTY DEED	Improved	\$163,000	Grantor: WILLIAM N HUERTAS & RAYSA M PEREZ Grantee: TIYRENEE RILEY
<u>WD</u> 1152/2570	2008-06-19	<u>Q</u>		WARRANTY DEED	Improved	\$170,000	Grantor: RICHARD J & MARY M KEEN Grantee: WILLIAM N HUERTAS & RAYSA M PEREZ
<u>WD</u> 1106/1370	2006-12-29	<u>Q</u>		WARRANTY DEED	Vacant	\$44,900	Grantor: PETER W GIEBEIG Grantee: RICHARD J & MARY M KEEN

Buildings

Building # 1, Section # 1, 137295, SFR

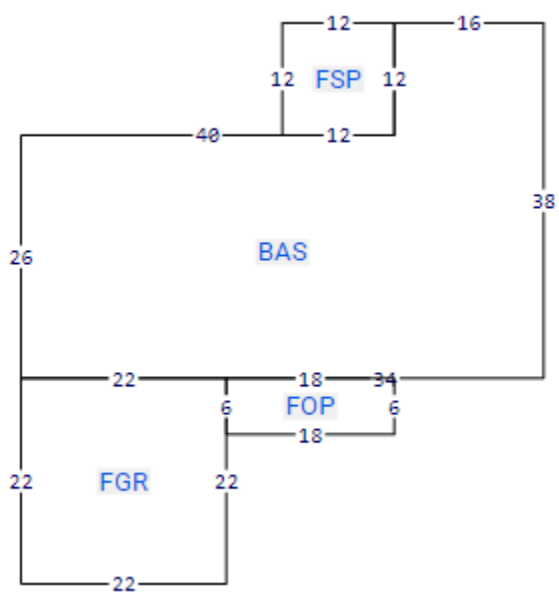
Type	Model	Heated Sq Ft	Repl Cost New	YrBlt	WAY	Other % Dpr	Normal % Dpr	% Cond	Value
0100	01	1648	\$248,997	2007	2007	0.00%	16.80%	83.20%	\$207,166

Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	19	COMMON BRK
EW	Exterior Wall	31	VINYL SID
RS	Roof Structure	08	IRREGULAR
RC	Roof Cover	03	COMP SHNGL
IW	Interior Wall	05	DRYWALL
IF	Interior Flooring	14	CARPET
IF	Interior Flooring	08	SHT VINYL
AC	Air Conditioning	03	CENTRAL
HT	Heating Type	04	AIR DUCTED
BDR	Bedrooms	3.00	
BTH	Bathrooms	2.00	
FR	Frame	02	WOOD FRAME
STR	Stories	1.	1.
AR	Architectual Type	05	CONV
UT	Units	0.00	

Subareas

Type	Gross Area	Percent of Base	Adjusted Area
BAS	1,648	100%	1,648
FGR	484	55%	266
FOP	108	30%	32
FSP	144	40%	58



Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	% Good Condition	Final Value	Notes
0166	CONC,PAVMT			844.00	\$3	2007	100%	\$2,532	
0296	SHED METAL			1.00	\$0	2014	100%	\$200	

Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value	Notes
0100	SFR	RSF-2	.00	.00	1.00	\$30,000.00/LT	0.51	1.00	\$30,000	

Personal Property

None

Permits

Date	Permit	Type	Status	Description
Apr 25, 2007	25523	SFR	COMPLETED	SFR

TRIM Notices

2022
2023
2024

Disclaimer

All parcel data on this page is for use by the Columbia County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Columbia County Assessor's Office as of November 25, 2024.