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

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

2024

24-4S-16-03114-147

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

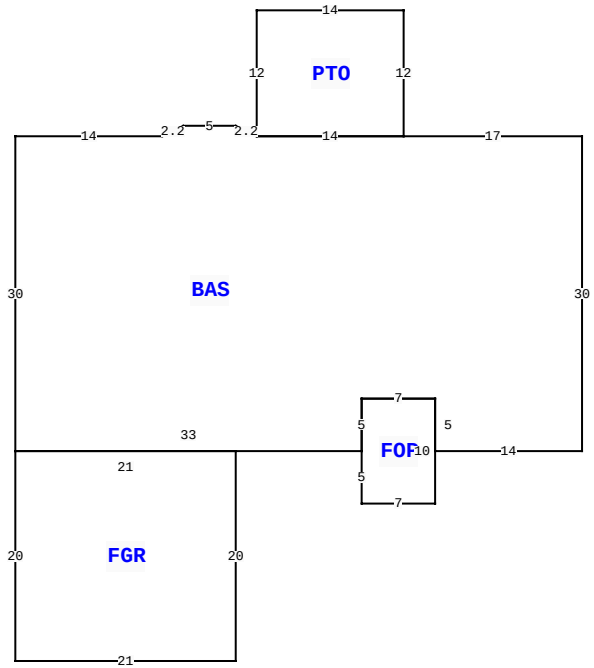
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,592	100	1,592	177,349
FGR	420	55	231	25,733
FOP	70	30	21	2,339
PTO	168	5	8	891
TOTALS	2,250		1,852	206,313

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	129.01	238,927	2007	2010	0	0	0	13.65	86.35

1 SINGLE FAM – 100% - 2024 Heated Area: 1592 HX Base Yr 2024



176 SW GERALD CONNER DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		206,313
TOTAL MARKET OB/XF VALUE		5,706
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		242,019
SOH/AGL Deduction		3,449
ASSESSED VALUE		238,570
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		183,570
TOTAL JUST VALUE		242,019
NCON VALUE		16,981
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		208,991

PERMIT NUM	DESCRIPTION	AMT	ISSUED
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: DEMOSS CHRISTINE L						
1503/2341	12/04/2023	PB	U	I	18	0
GRANTOR: HUPP CHARLES						
GRANTEE: HUPP MAREN ANN						

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$.

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

LAND DESCRIPTION

TOTAL OB/XF 5,706

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	30,000.00	30,000.00	30,000							

REVIEW DATE 12/27/2023 BY TP Total Acres: 0.51 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 09/04/2024 BY SYS