

LOT 7 BLOCK 10 FOREST HILLS S/D
721-308, TR 746-1813, LE 749-20,

GINORIO JOSE CONCEPCION
650 SE SUNFLOWER PL
LAKE CITY, FL 32025

2026

00-00-00-07762-207



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

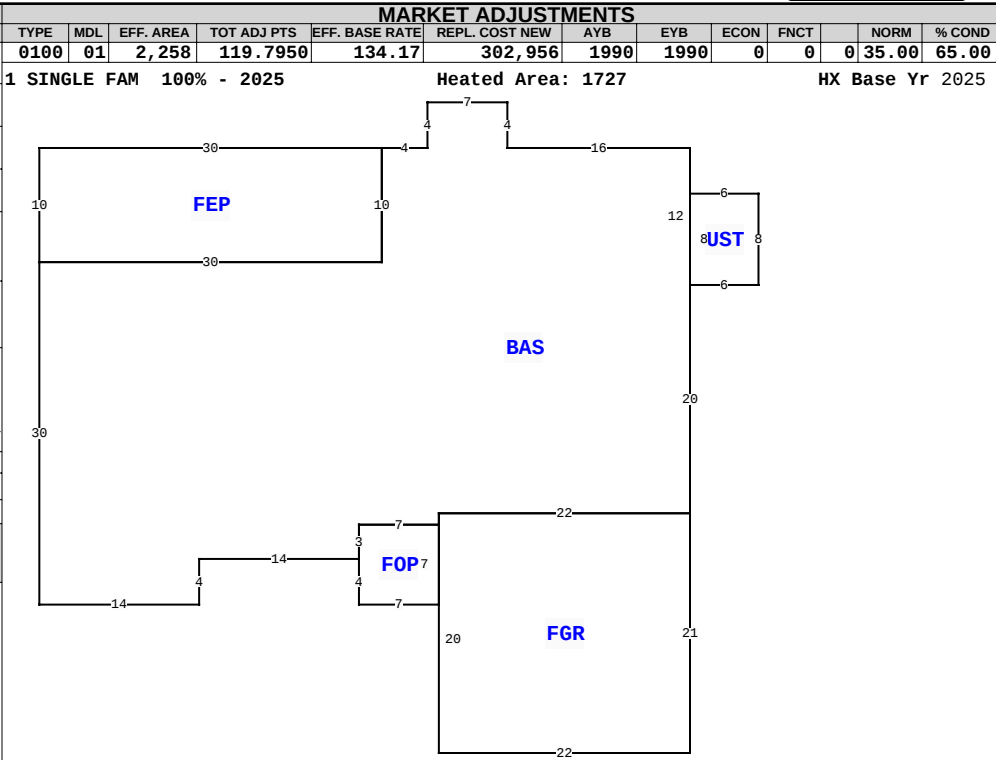
Quality	05	05
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		06
NEIGHBORHOOD/LOC	5417.0600	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,727	100		1,727	150,613
FEP	300	80		240	20,931
FGR	462	55		254	22,151
FOP	49	30		15	1,308
UST	48	45		22	1,919

TOTALS	2,586			2,258	196,921
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0190	FPLC PF	0	100	0	0	1.00	UT 1,200.00	1,200.00
2	0166	CONC, PAVMT	0	100	0	0	1.00	UT 0.00	0.00
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT 0.00	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		*RSF	220.00	101.00	11,823.00



650 SE SUNFLOWER PL, LAKE CITY	BLD DATE	LGL DATE	04/27/2022	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0190	FPLC PF	0	100	0	0	1.00	UT 1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	0	1.00	UT 0.00	0.00	100	1993	1993	3	100	800	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT 0.00	0.00	100	2011	2011	3	100	100	

TOTAL OB/XF														2,100		
	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL				
	*RSF	220.00	101.00	11,823.00	SF		1.00	1.00	1.00	1.00	1.00					

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		196,921	
TOTAL MARKET OB/XF VALUE		2,100	
TOTAL LAND VALUE - MARKET		11,823	
TOTAL MARKET VALUE		210,844	
SOH/AGL Deduction		0	
ASSESSED VALUE		210,844	
TOTAL EXEMPTION VALUE		HX HB SX 100,722	
BASE TAXABLE VALUE		110,122	
TOTAL JUST VALUE		210,844	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		213,874	

SALE:1:1: LOT 7, BLOCK 10, FOREST HILLS			
LAND:1:1: LOT 7, BLOCK 10			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
445	MAINT/ALTR	55	09/11/2012
00667			

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1521/2223	8/20/2024	LE U	I	I	14	100	
GRANTOR:GINORIO JOSE CONCEPCI							
GRANTEE:GINORIO JOSE CONCEP							
1521/2212	8/15/2024	WD U	I	I	18	232,500	
GRANTOR:SECRETARY OF VETERANS							
GRANTEE:GINORIO JOSE CONCEP							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W16 N4 W7 S4 W4 FEP= W30 S10 E30 N10\$ S10 W30 S30 E14 N4 E14 FOP= S4 E7 N7 W7 S3\$ N3 E7 FGR= S20 E22 N21 W22 S1\$ N1 E22 N20 UST= E6 N8W6 S8\$ N12\$.									