LOT 12 BLOCK 6 LAKE FOREST S/D U
913-1219, 982-2517,

VARNER JEANETTE LITTLE/REETZ SONDRA VARNER
531 SW SIESTA GLN
LAKE CITY, FL 32025

2025

06-4S-17-07906-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

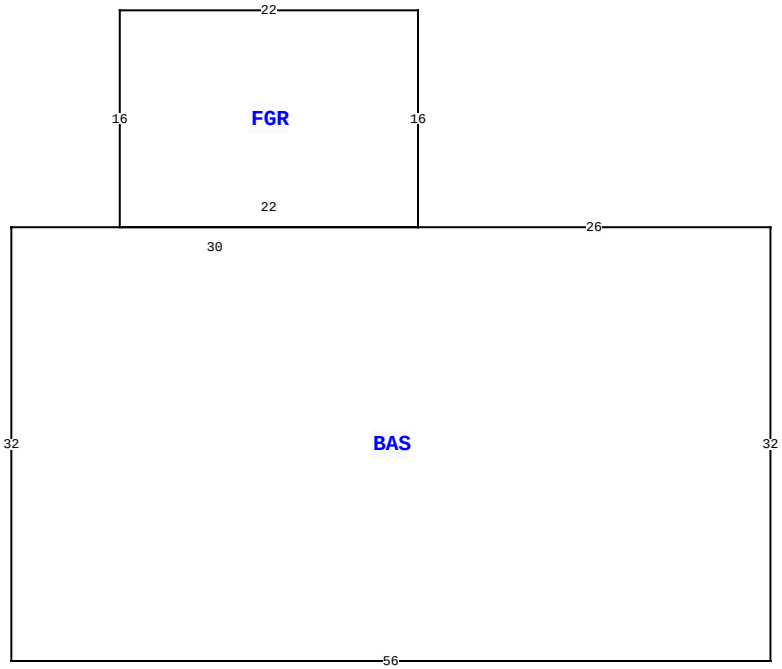
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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		MKT AREA 06
NEIGHBORHOOD/LOC	6417.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,792	100		1,792	138,064
FGR	352	55		194	14,947
TOTALS	2,144			1,986	153,011

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,986	105.8270	118.53	235,401	1964	1964	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2021 Heated Area: 1792 HX Base Yr



531 SW SIESTA PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	153,011
TOTAL MARKET OB/XF VALUE	360
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	171,871
SOH/AGL Deduction	11,421
ASSESSED VALUE	160,450
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	160,450
TOTAL JUST VALUE	171,871
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	162,305

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0982/2517	1/06/2003	WD	Q	I		60,745
GRANTOR: EILEEN D BRUNNER						
GRANTEE: VARNER, REETZ, FAUL						
0913/1219	10/26/2000	WD	Q	I	01	100
GRANTOR: EDWARD & EILEEN BRUNN						
GRANTEE: EDWARD & EILEEN BRU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 FGR= N16 W22 S16 E22$ W30 S32 E56 N32$.

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	360	

LAND DESCRIPTION

TOTAL OB/XF 360

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	0		*RSF-2	200.00	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 09/15/2016 BY DF Total Acres: 0.29 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 08/15/2025 BY SYS