LOT 1 BLOCK 7 LAKE FOREST S/D.
UNIT 3 & PART OF CLOSED ST
DESC IN ORD 2018-2100.

KNIGHT SONYA C
532 SW SIESTA GLN
LAKE CITY, FL 32025

2026

06-4S-17-07907-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

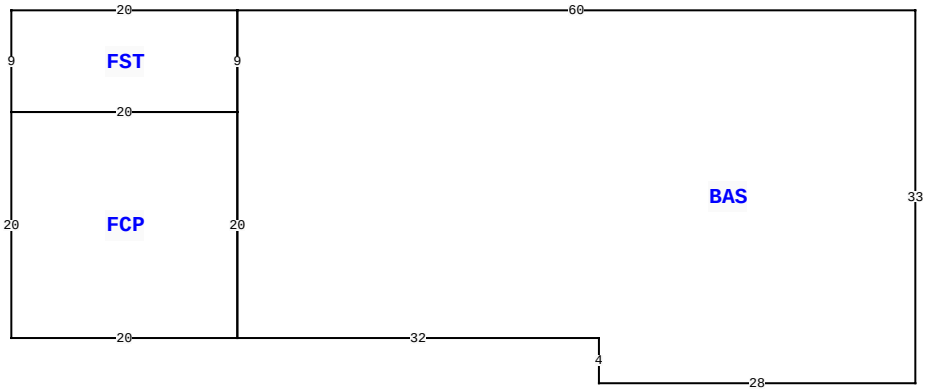
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,852	100		1,852	149,609
FCP	400	25		100	8,078
FST	180	55		99	7,998
TOTALS	2,432			2,051	165,684

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,051	110.9680	124.28	254,898	1964	1964	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1998 Heated Area: 1852 HX Base Yr 1998



532 SW SIESTA PL, LAKE CITY

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

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	1.00	UT	0.00	0.00	100	0	0	3	100	600	
2	0280	POOL R/CON	0	100	10	24	240.00	UT	70.00	70.00	100	2007	2007	3	54	9,072	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	1,500	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		165,684
TOTAL MARKET OB/XF VALUE		11,172
TOTAL LAND VALUE - MARKET		20,350
TOTAL MARKET VALUE		197,206
SOH/AGL Deduction		88,254
ASSESSED VALUE		108,952
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		58,230
TOTAL JUST VALUE		197,206
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		197,878

SALE:2:1: LOT 1 BLK 7 LAKE FOREST UNIT 3

PERMIT NUM	DESCRIPTION	AMT	ISSUED
56	MAINT/ALTR	85	02/08/2013
1339	MAINT/ALTR	50	06/29/2009
4024	POOL	145	11/28/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1428/1724	1/04/2021	QC	U	I	11	100
GRANTOR: CITY OF LAKE CITY, FL						
GRANTEE: KNIGHT JAMES M						
0836/2397	3/25/1997	WD	Q	I		73,500
GRANTOR: MICHAEL D & TERRI AND						
GRANTEE: JAMES & SONYA KNIGH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 FST= W20 S9 E20 N9$S9 FCP= W20 S20 E20 N20$ S20 E32 S4 E28 N33$.

LAND DESCRIPTION

TOTAL OB/XF 11,172

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	113.00	125.00	1.00	LT		1.00	1.00	1.10	18,500.00	20,350.00	20,350							

REVIEW DATE 09/15/2016 BY DF Total Acres: 0.32 Total Land Value: 20,350 Market: 0 Agricultural: 0 Common: 20,350 PRINTED 11/11/2025 BY SYS