

LOT 11 BLOCK 8 LAKE FOREST S/D  
UNIT 4 PLAT 3.

PLUMMER RUSSELL 0/PLUMMER SANDRA R  
549 SW SAN JUAN PL  
LAKE CITY, FL 32025

2026

06-4S-17-07928-000



| BUILDING CHARACTERISTICS |                    |                |
|--------------------------|--------------------|----------------|
| ELEMENT                  | CD                 | CONSTRUCTION   |
| Exterior Wall            | 10                 | ABOVE AVG. 100 |
| Roof Structure           | 03                 | GABLE/HIP 100  |
| Roof Cover               | 03                 | COMP SHNGL 100 |
| Interior Wall            | 05                 | DRYWALL 100    |
| Interior Floor           | 14                 | CARPET 90      |
| Interior Floor           | 06                 | VINYL ASB 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         |
| Architectural Units      | 05                 | CONV 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    |
| BAS                      | 1,762              | 100            |
| FOP                      | 20                 | 30             |
| FOP                      | 28                 | 30             |
| UOP                      | 609                | 20             |
| UST                      | 120                | 45             |
| TOTALS                   | 2,539              | 1,952          |

| MARKET ADJUSTMENTS                                                                                                                                                                                                                                                                                                                                                                                                                          |     |           |             |                   |                |      |      |            |      |      |        |       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-----------|-------------|-------------------|----------------|------|------|------------|------|------|--------|-------|
| TYPE                                                                                                                                                                                                                                                                                                                                                                                                                                        | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE    | REPL. COST NEW | AYB  | EYB  | ECON       | FNCT | NORM | % COND |       |
| 0100                                                                                                                                                                                                                                                                                                                                                                                                                                        | 01  | 1,952     | 109.3950    | 122.52            | 239,159        | 1967 | 1967 | 0          | 0    | 0    | 35.00  | 65.00 |
| 1 SINGLE FAM                                                                                                                                                                                                                                                                                                                                                                                                                                |     |           | 100% - 0    | Heated Area: 1762 |                |      |      | HX Base Yr |      |      |        |       |
| <p>The site map shows a property layout with several labeled areas and dimensions. The areas are UOP (Upper Outer Parcel), BAS (Back Area), FOP (Front Outer Parcel), and UST (Upper Subdivision Tract). The dimensions are as follows: UOP is 29 units wide and 21 units high. BAS is 26 units wide and 26 units high. FOP is 5 units wide and 7 units high. UST is 6 units wide and 6 units high. The total area is 1762 square feet.</p> |     |           |             |                   |                |      |      |            |      |      |        |       |
| BLD DATE                                                                                                                                                                                                                                                                                                                                                                                                                                    |     |           |             |                   |                |      |      | LGL DATE   |      |      |        |       |

| EXTRA FEATURES |            |             |         |     |   |       |      |         |                |           |         |             |
|----------------|------------|-------------|---------|-----|---|-------|------|---------|----------------|-----------|---------|-------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L   | W | UNITS | UT   | Adj R   | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL |
| 1              | 0166       | CONC, PAVMT | 0       | 100 | 0 | 0     | 1.00 | UT 0.00 | 0.00           | 100       | 0       | 0           |
| 2              | 0258       | PATIO       | 0       | 100 | 0 | 0     | 1.00 | UT 0.00 | 0.00           | 100       | 0       | 0           |
| 3              | 0296       | SHED METAL  | 0       | 100 | 6 | 12    | 1.00 | UT 0.00 | 0.00           | 100       | 1993    | 1993        |
| 4              | 0169       | FENCE/WOOD  | 0       | 100 | 0 | 0     | 1.00 | UT 0.00 | 0.00           | 100       | 2011    | 2011        |

| LAND DESCRIPTION |          |     |                      |     |     |          |         |        |             |           |     |           |
|------------------|----------|-----|----------------------|-----|-----|----------|---------|--------|-------------|-----------|-----|-----------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT   | DEPTH  | TOT LND UTS | UNIT TYPE | D T | DPHT FACT |
| 1                | 0100     | C   | SFR                  | 100 |     | RSF      | 2100.00 | 125.00 | 1.00        | LT        |     | 1.00      |

| COLUMBIA COUNTY PROPERTY  |  |           |   |
|---------------------------|--|-----------|---|
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| VALUATION SUMMARY         |  |           |   |
| VALUATION BY              |  | STANDARD  |   |
| Tax Group: 1              |  | Tax Dist: |   |
| BUILDING MARKET VALUE     |  | 155,453   |   |
| TOTAL MARKET OB/XF VALUE  |  | 930       |   |
| TOTAL LAND VALUE - MARKET |  | 18,500    |   |
| TOTAL MARKET VALUE        |  | 174,883   |   |
| SOH/AGL Deduction         |  | 76,862    |   |
| ASSESSED VALUE            |  | 98,021    |   |
| TOTAL EXEMPTION VALUE     |  | 50,722    |   |
| BASE TAXABLE VALUE        |  | 47,299    |   |
| TOTAL JUST VALUE          |  | 174,883   |   |
| NCON VALUE                |  | 0         |   |
| INCOME VALUE              |  |           |   |
| PREVIOUS YEAR MKT VALUE   |  | 174,883   |   |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| 386        | MAINT/ALTR  | 50  | 07/17/2012 |

| SALES DATA        |      |           |     |     |        |            |
|-------------------|------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |

| BUILDING NOTES |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                 |  |  |  |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|
| BAS= W26 UOP= N21 W29 S21 E29\$ W29 S26 S19 UST= S6E20N6 W20\$ E20 N19 FOP= E5 N4 W5 S4\$ N4 E5 FOP= S4 E7 N4 W7\$ E7 S4 E23 N26\$. |  |  |  |  |  |  |