

LOT 12 BLOCK 8 PLAT 3 UNIT 4
LAKE FOREST S/D ORB 624-64,
715-425, PRO#95-203-CP ORB 851

CARTIER RONALD R/CARTIER KIMBERLY A
531 SW SAN JUAN PL
LAKE CITY, FL 32025

2026

06-4S-17-07929-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	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
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	1,768	100		1,768	142,949
FGR	399	55		219	17,707
FOP	125	30		38	3,073
FST	147	55		81	6,549
TOTALS	2,439			2,106	170,277

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	
2	0296	SHED METAL	0	100	10	12	1.00	UT	0.00	0.00	
3	0120	CLFENCE 4	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	UNIT TYPE	NOTES
1	0100	C	SFR	100		RSF	2100.00	125.00	1.00	LT	

REVIEW DATE 11/18/2022 BY JS

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,106	111.0650	124.39	261,965	1968	1980	0	0	35.00	65.00
1 SINGLE FAM 100% - 2013 Heated Area: 1768 HX Base Yr 2013											
531 SW SAN JUAN PL, LAKE CITY											

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

TOTAL OB/XF											
700											

Total Acres: 0.29 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		170,277	
TOTAL MARKET OB/XF VALUE		700	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		189,477	
SOH/AGL Deduction		76,494	
ASSESSED VALUE		112,983	
TOTAL EXEMPTION VALUE		55,722	
BASE TAXABLE VALUE		57,261	
TOTAL JUST VALUE		189,477	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		189,477	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045228	Roof Replacement	14,920	08/19/2022
14	MAINT/ALTR	50	01/08/2013
432	MAINT/ALTR	50	08/28/2012

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1233/2488	4/30/2012	WD Q	Q	I	01	115,000	
GRANTOR: GREGORY M & DAWN D JO							
GRANTEE: RONALD R & KIMBERLY							
1021/2723	7/09/2004	WD Q	Q	I	01	5,100	
GRANTOR: SALLIE CONE WEDDELL							
GRANTEE: GREGORY M & DAWN D							

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS
BAS= W63 FST= W21 S7 E21 N7S\$7 FGR= W21 S19 E21 N19\$ S19 E12
FOP= S5 E25 N5 W25\$ E25 S5 E26 N31\$.

TOTAL OB/XF											
700											

PRINTED 11/19/2025 BY SYS