

LOT 14 BLOCK 8 LAKE FOREST S/D P
303-609, 956-2389, CT 1220-51, W

CALDERON ANGEL J/CALDERON STEPHANIE
493 SW SAN JUAN PL
LAKE CITY, FL 32025

2026

06-4S-17-07930-000



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	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
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	04	04 100
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	1,939	100		1,939	198,985
FGR	580	55		319	32,737

TOTALS	2,519			2,258	231,722
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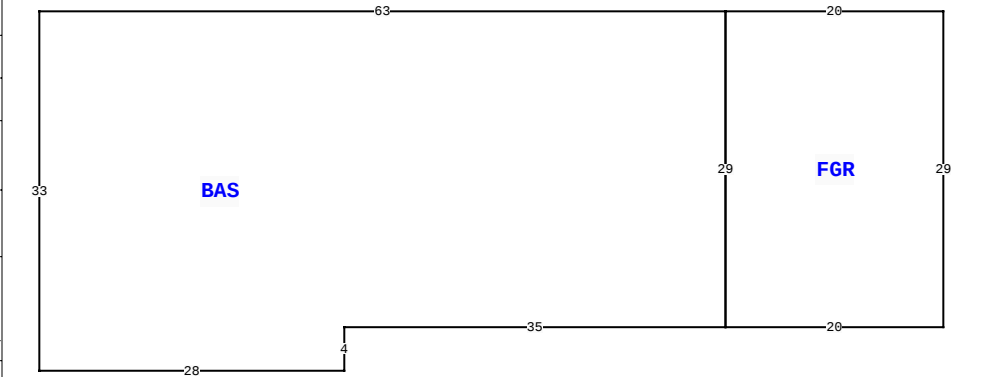
EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00
2	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		*RSF	207.00	125.00	1.00

REVIEW DATE 07/15/2025 BY TP

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,258	122.1715	136.83	308,962	1971	2000	0	0	25.00	75.00	

1 SINGLE FAM 0% - 2025 Heated Area: 1939 HX Base Yr



493 SW SAN JUAN PL, LAKE CITY	BLD DATE	LGL DATE	04/21/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF												
2,600												

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2,600												

Total Acres: 0.31 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500

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VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		231,722
TOTAL MARKET OB/XF VALUE		2,600
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		252,822
SOH/AGL Deduction		0
ASSESSED VALUE		252,822
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		252,822
TOTAL JUST VALUE		252,822
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		255,911

LAND:1:1: 107.25 X 125 + 172 SF.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00891			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1542/1416	6/11/2025	WD	Q	I	01	295,000
GRANTOR: ANDERSON ROGER						
GRANTEE: CALDERON ANGEL J						
1523/2720	9/20/2024	WD	U	I	37	187,500
GRANTOR: OWENS CANEA SANSHAE						
GRANTEE: ANDERSON ROGER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W63 S33 E28 N4 E35 FGR= E20 N29 W20 S29\$ N29\$.