

LOT 2 BLOCK 23 LAKE FOREST S/D
PLAT 3 UNIT 4. ORB 362-545,
884-492, WD 1107-993, WD 1219-

MARKHAM TROY A/MARKHAM LINDSEY A
518 SW SAN JUAN PLACE
LAKE CITY, FL 32025

2026

06-4S-17-07955-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	06	VINYL ASB 90
Interior Floor	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectural	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/

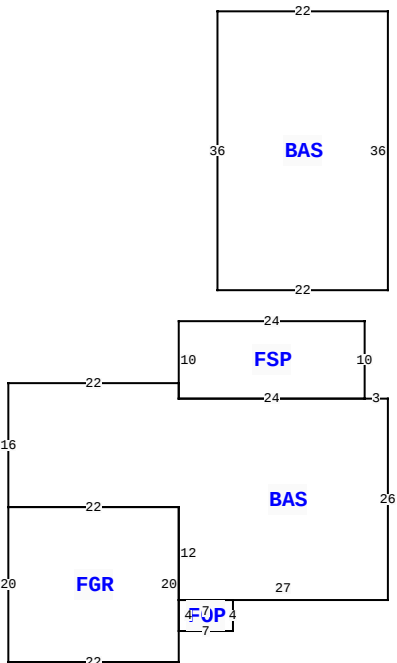
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	792	100		792	63,835
BAS	1,054	100		1,054	84,952
FGR	440	55		242	19,505
FOP	28	30		8	645
FSP	240	40		96	7,738

TOTALS 2,554 2,192 176,675

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	
2	0258	PATIO	0 100	0	0	1.00	UT	0.00	
3	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	
4	0280	POOL R/CON	0 100	32	12	384.00	UT	70.00	
5	0169	FENCE/WOOD	0 100	25	8	200.00	UT	7.50	
6	0294	SHED WOOD/	0 100	10	12	120.00	UT	7.50	
7	0166	CONC, PAVMT	0 100	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	100		*RSF	215.00	125.00	1.00

REVIEW DATE 09/15/2016 BY DF

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,192	110.7110	124.00	271,808	1967	1967	0	0	0	35.00	65.00	
1 SINGLE FAM 100% - 2012 Heated Area: 1846 HX Base Yr 2012													
													
518 SW SAN JUAN PL, LAKE CITY													

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

L N	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	400	
2	0258	PATIO	0 100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	75	
3	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
4	0280	POOL R/CON	0 100	32	12	384.00	UT	70.00	70.00	100	1998	1998	3	40	10,752	
5	0169	FENCE/WOOD	0 100	25	8	200.00	UT	7.50	7.50	100	1998	1998	3	100	1,500	
6	0294	SHED WOOD/	0 100	10	12	120.00	UT	7.50	7.50	100	1998	1998	3	100	900	
7	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	

TOTAL OB/XF										15,127						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	0100	C	SFR	100		*RSF	215.00	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00

Total Acres: 0.33 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				176,675	
TOTAL MARKET OB/XF VALUE				15,127	
TOTAL LAND VALUE - MARKET				18,500	
TOTAL MARKET VALUE				210,302	
SOH/AGL Deduction				88,976	
ASSESSED VALUE				121,326	
TOTAL EXEMPTION VALUE		HX HB		50,722	
BASE TAXABLE VALUE				70,604	
TOTAL JUST VALUE				210,302	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				210,302	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
259	MAINT/ALTR	55	06/21/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1219/0210	8/02/2011	WD	Q	I	01	100,000
GRANTOR: TIMMOTHY & TIFFANY GI						
GRANTEE: TROY A & LINDSAY A						
1107/0993	1/05/2007	WD	Q	I		152,000
GRANTOR: JOHNS						
GRANTEE: GILLIAM						

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

BUILDING DIMENSIONS									
BAS= W3 FSP= N10 W24 S10 E24\$ W24 N2 W22 S16 FGR= S20E22N20 W22\$ E22 S12 FOP= S4 E7 N4 W7\$ E27 N26\$ PTR=N50 BAS= W22 S36 E22 N36\$S50\$.									

PRINTED 11/20/2025 BY SYS