

BEG SW COR OF S1/2 OF SE1/4 RUN
E 660 FT, S 660 FT, W 660 FT TO

BOONE CHARLES A JR/BOONE JEANETTE
489 SW SEAN PLACE
LAKE CITY, FL 32024

2026

28-4S-16-03232-001



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	19	COMMON BRK 100			
Roof Structur	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 80			
Interior Floo	15	HARDTILE 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		3 100			
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		5000 IMPROVED AG			
MAP NUM			MKT AREA	01	
NEIGHBORHOOD/LOC		28416.00	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,570	100		2,570	233,069
FOP	70	30		21	1,904
PTO	552	5		28	2,539
TOTALS	3,192			2,619	237,513

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,619	114.0480	127.73	334,525	1996	1996	0	0	29.00	71.00
1 SINGLE FAM 100% - 1997 Heated Area: 2570 HX Base Yr 1997											
489 SW SEAN PL, LAKE CITY											
						BLD DATE				LGL DATE	04/07/2025 MLU
						XF DATE				LAND DATE	
						INC DATE				AG DATE	

COLUMBIA COUNTY PROPERTY										PAGE 1 of 2		
VALUATION SUMMARY												
VALUATION BY								STANDARD				
Tax Group: 3								Tax Dist:				
BUILDING MARKET VALUE								237,513				
TOTAL MARKET OB/XF VALUE								46,184				
TOTAL LAND VALUE - MARKET								90,000				
TOTAL MARKET VALUE								295,217				
SOH/AGL Deduction								92,755				
ASSESSED VALUE								202,462				
TOTAL EXEMPTION VALUE								HX HB		50,722		
BASE TAXABLE VALUE								151,740				
TOTAL JUST VALUE								373,697				
NCON VALUE								0				
INCOME VALUE												
PREVIOUS YEAR MKT VALUE								377,824				
SALE:1:1: 10 ACRES - INQUIRY MAILED 12/07/90												
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EXTRA FEATURES						489 SW SEAN PL, LAKE CITY				INC DATE		AG DATE		AG DATE											
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	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500									
2	0166	CONC, PAVMT	0	100	0	0	2,134.00	UT	1.50	1.50	100	1996	1996	3	100	3,201									
3	0296	SHED METAL	0	100	10	16	1.00	UT	0.00	0.00	100	1996	1996	3	100	500									
4	0210	GARAGE U	0	100	30	40	1,200.00	UT	18.00	18.00	75	1993	1993	3	75	16,200									
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000									
6	0260	PAVEMENT-A	0	100	100	9	900.00	UT	1.10	1.10	75	1993	1993	3	75	743									
7	0280	POOL R/CON	0	100	12	31	372.00	UT	70.00	70.00	100	2006	2006	3	51	13,280									
8	0120	CLFENCE 4	0	100	16	18	128.00	UT	7.50	7.50	100	2006	2006	3	100	960									
9	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300									
10	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,000									
LAND DESCRIPTION							TOTAL OB/XF										44,684								
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR		100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	6200	A	PASTURE 3		0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	280.00	280.00	2,520							
3	9910	M	MKT.VAL.AG		0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	81,000							
REVIEW DATE		02/20/2024		BY JS		Total Acres: 10.00			Total Land Value: 11,520			Market: 81,000			Agricultural: 2,520			Common: 9,000			PRINTED 11/18/2025 BY SYS				

