LOT 7 BLOCK 10 FOREST HILLS S/D
721-308, TR 746-1813, LE 749-20,

GINORIO JOSE CONCEPCION
650 SE SUNFLOWER PL
LAKE CITY, FL 32025

2026

00-00-00-07762-207

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

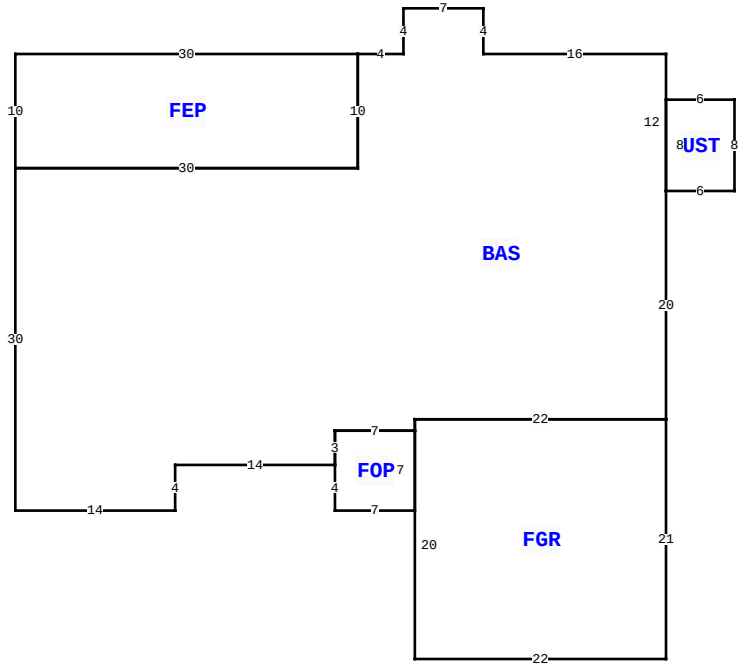
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	5417.0600	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,727	100		1,727	150,613
FEP	300	80		240	20,931
FGR	462	55		254	22,151
FOP	49	30		15	1,308
UST	48	45		22	1,919
TOTALS	2,586			2,258	196,921

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	119.7950	134.17	302,956	1990	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2025 Heated Area: 1727 HX Base Yr 2025



650 SE SUNFLOWER PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		196,921
TOTAL MARKET OB/XF VALUE		2,100
TOTAL LAND VALUE - MARKET		17,734
TOTAL MARKET VALUE		216,755
SOH/AGL Deduction		0
ASSESSED VALUE		216,755
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		115,344
TOTAL JUST VALUE		216,755
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		213,874

SALE:1:1: LOT 7, BLOCK 10, FOREST HILLS

LAND:1:1: LOT 7, BLOCK 10

PERMIT NUM	DESCRIPTION	AMT	ISSUED
445	MAINT/ALTR	55	09/11/2012
00667			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1521/2223	8/20/2024	LE	U	I	14	100
GRANTOR: GINORIO JOSE CONCEPCI						
GRANTEE: GINORIO JOSE CONCEP						
1521/2212	8/15/2024	WD	U	I	18	232,500
GRANTOR: SECRETARY OF VETERANS						
GRANTEE: GINORIO JOSE CONCEP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 N4 W7 S4 W4 FEP= W30 S10 E30 N10$ S10 W30 S30 E14 N4 E14 FOP= S4 E7 N7 W7 S3$ N3 E7 FGR= S20 E22 N21 W22 S1$ N1 E22 N20 UST= E6 N8W6 S8$ N12$.

EXTRA FEATURES

LN	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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 2,100

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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		*RSF-2	220.00	101.00	11,823.00	SF		1.00	1.00	1.00	1.50	1.50	17,734							

REVIEW DATE 11/19/2024 BY TP Total Acres: 0.27 Total Land Value: 17,734 Market: 0 Agricultural: 0 Common: 17,734 PRINTED 06/08/2026 BY SYS