

LOT 1 BLOCK 7 LAKE FOREST S/D.
UNIT 3 & PART OF CLOSED ST
DESC IN ORD 2018-2100.

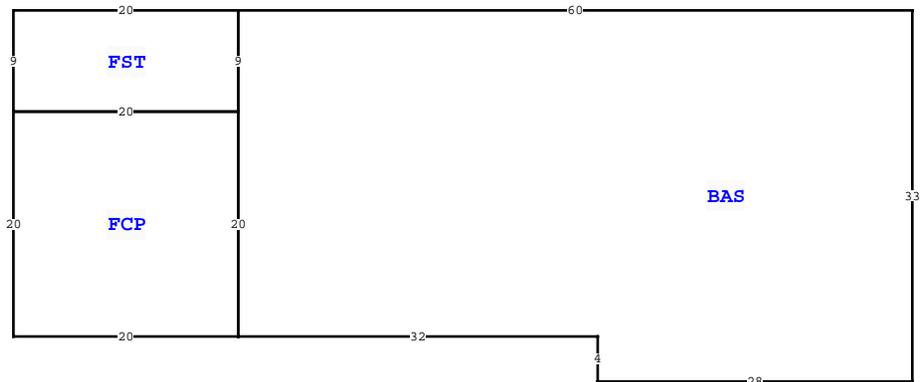
KNIGHT SONYA C
532 SW SIESTA GLN
LAKE CITY, FL 32025

2026

06-4S-17-07907-000

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	05	AVERAGE 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 100
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
Architectural Units	05	CONV 100 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
BAS	1,852	100
FCP	400	25
FST	180	55
TOTALS	2,432	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	1998		Heated Area: 1852					HX Base Yr 1998	



EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100
2	0280	POOL R/CON	0	100	10	24	240.00	UT	70.00	70.00	100
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100

TOTAL OB/XF												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	
							11,172					

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		*RSF	213.00	125.00	1.00	LT	1.00

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.10	18,500.00	20,350.00	20,350							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	168,644		
TOTAL MARKET OB/XF VALUE	11,172		
TOTAL LAND VALUE - MARKET	20,350		
TOTAL MARKET VALUE	200,166		
SOH/AGL Deduction	91,531		
ASSESSED VALUE	108,635		
TOTAL EXEMPTION VALUE	51,411		
BASE TAXABLE VALUE	57,224		
TOTAL JUST VALUE	200,166		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	197,878		
SALE:2:1: LOT 1 BLK 7 LAKE FOREST UNIT 3			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
56	MAINT/ALTR	85	02/08/2013
1339	MAINT/ALTR	50	06/29/2009
4024	POOL	145	11/28/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1428/1724	1/04/2021	QC	U	I	11	100
GRANTOR: CITY OF LAKE CITY, FL						
GRANTEE: KNIGHT JAMES M						
0836/2397	3/25/1997	WD	Q	I		73,500
GRANTOR: MICHAEL D & TERRI AND						
GRANTEE: JAMES & SONYA KNIGHT						

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W60 FST= W20 S9 E20 N9S9 FCP= W20 S20 E20 N20S S20 E32 S4 E28 N33S.											