E 25 FT OF LOT 9 BLK 8 PLAT 2
UNIT 4 & LOT 10 BLK 8 PLAT 3
UNIT 4 LAKE FOREST S/D.

CANNON CLARENCE B/CANNON JULIE M
565 SW SAN JUAN PL
LAKE CITY, FL 32025

2027

06-4S-17-07927-000

BUILDING CHARACTERISTICS

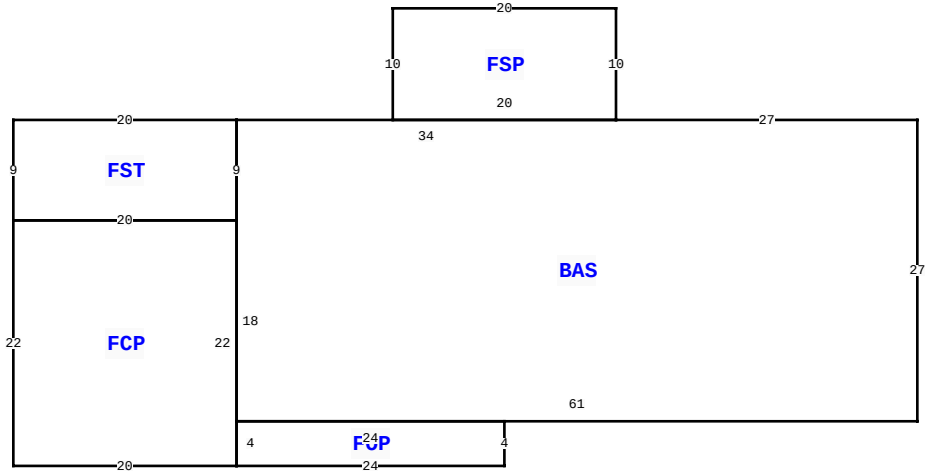
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	6417.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,647	100		1,647	129,879
FCP	440	25		110	8,674
FOP	96	30		29	2,287
FSP	200	40		80	6,309
FST	180	55		99	7,807
TOTALS	2,563			1,965	154,956

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,965	110.2890	121.32	238,394	1966	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2005 Heated Area: 1647 HX Base Yr 2005



565 SW SAN JUAN PL, LAKE CITY

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

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	180	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	40	
3	0296	SHED METAL	0	100	12	12	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		154,956
TOTAL MARKET OB/XF VALUE		920
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		174,376
SOH/AGL Deduction		59,284
ASSESSED VALUE		115,092
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		63,681
TOTAL JUST VALUE		174,376
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		177,186

SALE:2:1: FOR 25 FT STRIP OFF LOT 9 ONLY.

SALE:1:1: ALSON SEE ORB 817-2337

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0237		13,000	04/22/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1022/1943	8/02/2004	WD	Q	I		119,900
GRANTOR: CHITTY						
GRANTEE: CANNON						
0817/2339	2/23/1996	WD	Q	I		72,000
GRANTOR: LEONARD & DORIS PAULE						
GRANTEE: H MARTIN SR & ISOLI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 FSP= N10 W20 S10 E20$ W34 FST= W20 S9 E20N9$S9 FCP= W20 S22 E20 N22$S18 FOP= S4 E24 N4 W24$ E61N27$.

LAND DESCRIPTION

TOTAL OB/XF 920

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	125.00	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 09/15/2016 BY DF Total Acres: 0.36 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS