LOT 11 BLOCK 8 LAKE FOREST S/D
UNIT 4 PLAT 3.

PLUMMER RUSSELL O/PLUMMER SANDRA R
549 SW SAN JUAN PL
LAKE CITY, FL 32025

2027

06-4S-17-07928-000

BUILDING CHARACTERISTICS

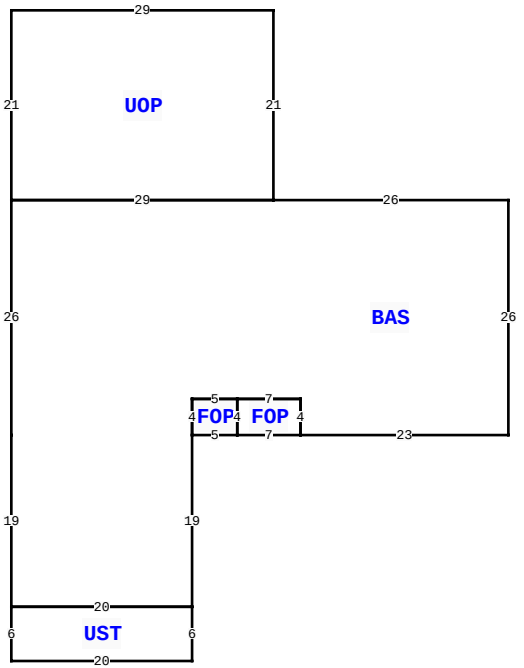
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,762	100		1,762	137,814
FOP	20	30		6	469
FOP	28	30		8	626
UOP	609	20		122	9,542
UST	120	45		54	4,224
TOTALS	2,539			1,952	152,675

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,952	109.3950	120.33	234,884	1967	1967	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1762 HX Base Yr



549 SW SAN JUAN PL, LAKE CITY

BLD DATE		LGL DATE	04/21/2023 MLU
XF DATE		LAND DATE	
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	300	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	30	
3	0296	SHED METAL	0	100	6	12	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
4	0169	FENCE/WOOD	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		152,675
TOTAL MARKET OB/XF VALUE		930
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		172,105
SOH/AGL Deduction		71,438
ASSESSED VALUE		100,667
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		49,256
TOTAL JUST VALUE		172,105
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		174,883

PERMIT NUM	DESCRIPTION	AMT	ISSUED
386	MAINT/ALTR	50	07/17/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 UOP= N21 W29 S21 E29$ W29 S26 S19 UST= S6E20N6 W20$ E20 N19 FOP= E5 N4 W5 S4$ N4 E5 FOP= S4 E7 N4 W7$ E7 S4 E23 N26$.

LAND DESCRIPTION

TOTAL OB/XF 930

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	100.00	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: 0.29 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/16/2026 BY SYS