LOT 12 BLOCK 8 PLAT 3 UNIT 4
LAKE FOREST S/D ORB 624-64,
715-425, PRO#95-203-CP ORB 851

CARTIER RONALD R/CARTIER KIMBERLY A
531 SW SAN JUAN PL
LAKE CITY, FL 32025

**2026**

**06-4S-17-07929-000**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 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 |

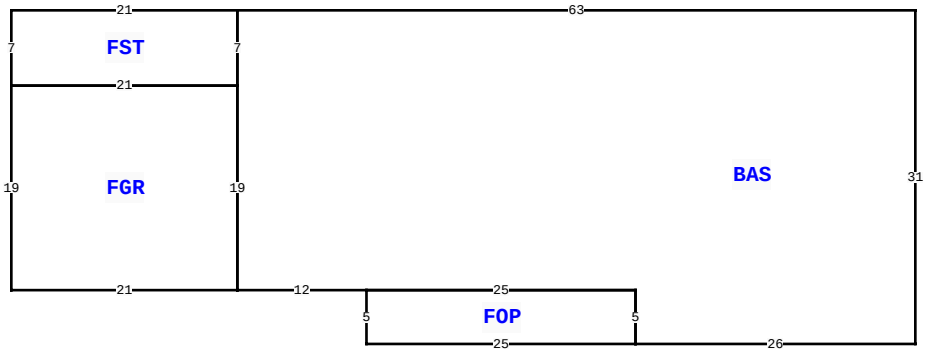
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 06 |
| NEIGHBORHOOD/LOC | 6417.0100 | 1.00/ | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,768 | 100 | | 1,768 | 145,500 |
| FGR | 399 | 55 | | 219 | 18,023 |
| FOP | 125 | 30 | | 38 | 3,127 |
| FST | 147 | 55 | | 81 | 6,666 |
| TOTALS | 2,439 | | | 2,106 | 173,317 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,106 | 111.0650 | 126.61 | 266,641 | 1968 | 1980 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2013 Heated Area: 1768 HX Base Yr 2013




531 SW SAN JUAN PL, LAKE CITY

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

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | 173,317 |
| TOTAL MARKET OB/XF VALUE | | 700 |
| TOTAL LAND VALUE - MARKET | | 18,500 |
| TOTAL MARKET VALUE | | 192,517 |
| SOH/AGL Deduction | | 79,863 |
| ASSESSED VALUE | | 112,654 |
| TOTAL EXEMPTION VALUE | HX HB VX | 56,411 |
| BASE TAXABLE VALUE | | 56,243 |
| TOTAL JUST VALUE | | 192,517 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 189,477 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000045228 | Roof Replacement | 14,920 | 08/19/2022 |
| 14 | MAINT/ALTR | 50 | 01/08/2013 |
| 432 | MAINT/ALTR | 50 | 08/28/2012 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1233/2488 | 4/30/2012 | WD | Q | I | 01 | 115,000 |
| GRANTOR: GREGORY M & DAWN D JO | | | | | | |
| GRANTEE: RONALD R & KIMBERLY | | | | | | |
| 1021/2723 | 7/09/2004 | WD | Q | I | 01 | 5,100 |
| GRANTOR: SALLIE CONE WEDDELL | | | | | | |
| GRANTEE: GREGORY M & DAWN D | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W63 FST= W21 S7 E21 N7$S7 FGR= W21 S19 E21 N19$ S19 E12
FOP= S5 E25 N5 W25$ E25 S5 E26 N31$.

## 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 | 0296 | SHED METAL | 0 | 100 | 10 | 12 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 300 | |
| 3 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 100 | |

## LAND DESCRIPTION

TOTAL OB/XF 700

| 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- | 2100.00 | 125.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 18,500.00 | 18,500.00 | 18,500 | | | | | | | |

REVIEW DATE 11/18/2022 BY JS Total Acres: 0.29 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 05/08/2026 BY SYS