LOT 12 BLOCK 8 PLAT 3 UNIT 4 LAK
624-64, 715-425, PB 851-658, PB

PERRY JORJ DEE
531 SW SAN JUAN PL
LAKE CITY, FL 32025

2027

06-4S-17-07929-000

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

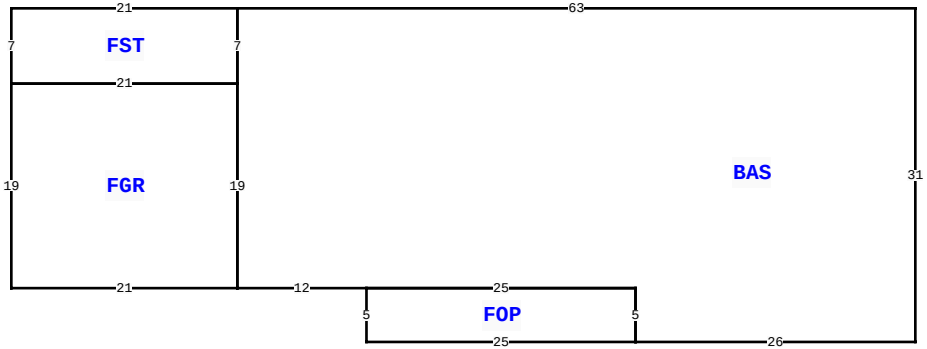
NEIGHBORHOOD/LOC 6417.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,768	100		1,768	140,398
FGR	399	55		219	17,391
FOP	125	30		38	3,017
FST	147	55		81	6,432
TOTALS	2,439			2,106	167,238

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	122.17	257,290	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	

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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		167,238
TOTAL MARKET OB/XF VALUE		700
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		186,438
SOH/AGL Deduction		70,404
ASSESSED VALUE		116,034
TOTAL EXEMPTION VALUE	HX HB 13	116,034
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		186,438
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
1579/2429	10/15/2026	WD	Q	I	01	245,000
GRANTOR: CARTIER RONALD R						
GRANTEE: PERRY JORJ DEE						
1233/2488	4/30/2012	WD	Q	I	01	115,000
GRANTOR: GREGORY M & DAWN D JO						
GRANTEE: RONALD R & KIMBERLY						

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$.

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-2	100.00	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 11/16/2026 BY SYS