LOT 13 BLOCK 8 LAKE FOREST S/D P
PB 1226-1232, DC 1227-2399, LE 1

HENSON CAYLYN LESLIE
515 SW SAN JUAN PL
LAKE CITY, FL 32025

2027

06-4S-17-07929-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 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

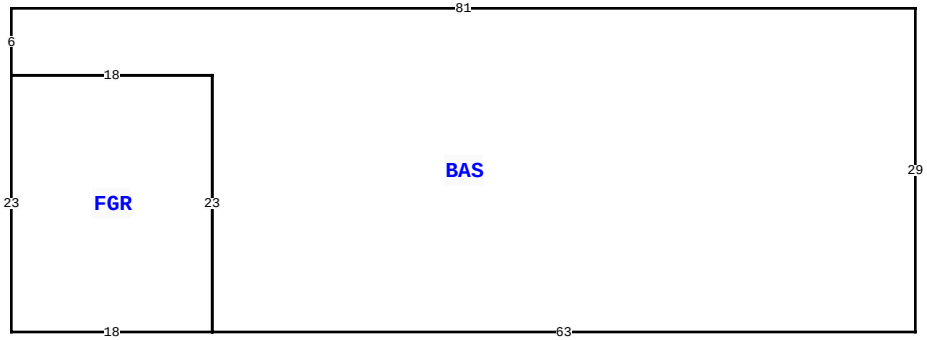
NEIGHBORHOOD/LOC 6417.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,935	100		1,935	158,087
FGR	414	55		228	18,627
TOTALS	2,349			2,163	176,714

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,163	114.2660	125.69	271,867	1972	1972	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2020 Heated Area: 1935 HX Base Yr 2020



515 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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0296	SHED METAL	0	100	16	20	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		176,714
TOTAL MARKET OB/XF VALUE		1,100
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		196,314
SOH/AGL Deduction		55,634
ASSESSED VALUE		140,680
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		89,269
TOTAL JUST VALUE		196,314
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		199,534

PERMIT NUM	DESCRIPTION	AMT	ISSUED
479	MAINT/ALTR	75	11/19/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1397/2760	10/03/2019	WD	U	I	11	100
GRANTOR: HARRIETTE ANN DUNN HE						
GRANTEE: CAYLYN LESLIE CARRI						
1344/1490	9/21/2017	LE	U	I	14	100
GRANTOR: YOURIS M DUNN SR (LIF						
GRANTEE: HARRIETE ANN DUNN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W81 S6 FGR= S23 E18 N23W18$ E18 S23 E63 N29$.

LAND DESCRIPTION

TOTAL OB/XF 1,100

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