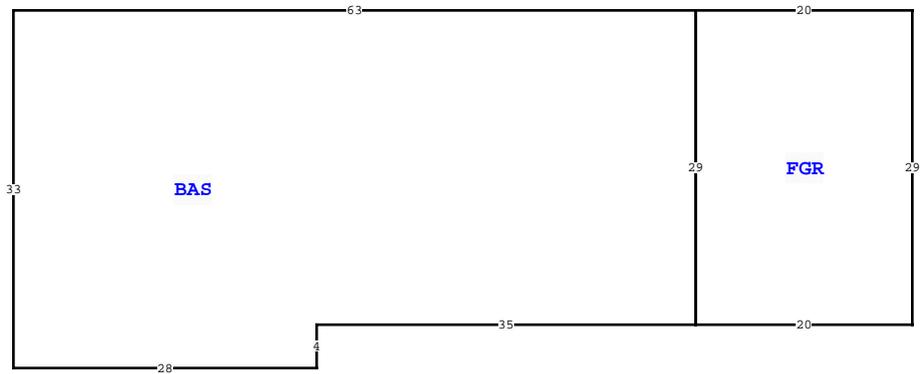


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.1	1. 100
Architectual Units	05	CONV 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	- 2026		314,494	1971	2000	0	0	25.00	75.00	Heated Area: 1939 HX Base Yr 2026	



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	1,939	100		1,939	202,548
FGR	580	55		319	33,323
TOTALS	2,519			2,258	235,870

493 SW SAN JUAN PL, LAKE CITY

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

EXTRA FEATURES																	
L N	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	400	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
TOTAL OB/XF																2,600	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	207.00	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY			
VALUATION BY	Tax Group: 1	Tax Dist:	STANDARD
BUILDING MARKET VALUE			235,870
TOTAL MARKET OB/XF VALUE			2,600
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			256,970
SOH/AGL Deduction			0
ASSESSED VALUE			256,970
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			205,559
TOTAL JUST VALUE			256,970
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			255,911

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00891			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1542/1416	6/11/2025	WD	Q	I	01	295,000
GRANTOR: ANDERSON ROGER						
GRANTEE: CALDERON ANGEL J						
1523/2720	9/20/2024	WD	U	I	37	187,500
GRANTOR: OWENS CANEA SANSHAE						
GRANTEE: ANDERSON ROGER						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W63 S33 E28 N4 E35 FGR= E20 N29 W20 S29\$ N29\$.