LOT 14 BLOCK 8 LAKE FOREST S/D P
303-609, 956-2389, CT 1220-51, W

CALDERON ANGEL J/CALDERON STEPHANIE
493 SW SAN JUAN PL
LAKE CITY, FL 32025

2027

06-4S-17-07930-000

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	13	LAM/VNLPLK 50
Interior Floo	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. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 06

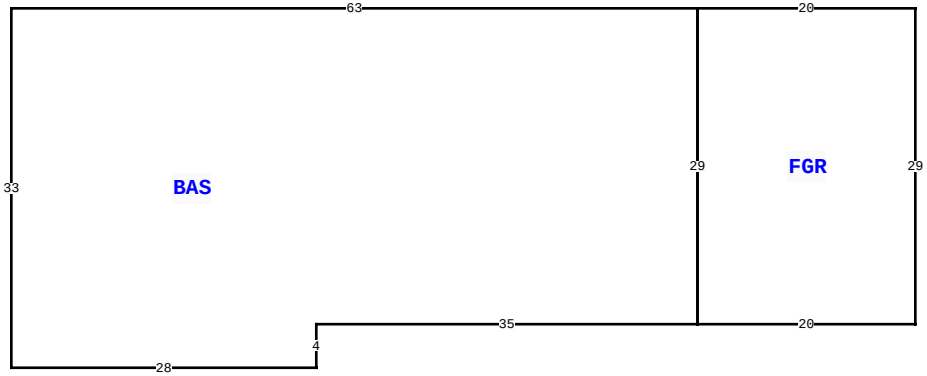
NEIGHBORHOOD/LOC 6417.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,939	100		1,939	195,437
FGR	580	55		319	32,153
TOTALS	2,519			2,258	227,590

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,258	122.1715	134.39	303,453	1971	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2026 Heated Area: 1939 HX Base Yr 2026



493 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	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	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		227,590
TOTAL MARKET OB/XF VALUE		2,600
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		248,690
SOH/AGL Deduction		0
ASSESSED VALUE		248,690
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		197,279
TOTAL JUST VALUE		248,690
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		252,822

LAND:1:1: 107.25 X 125 + 172 SF.

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$.

LAND DESCRIPTION

TOTAL OB/XF 2,600

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	107.00	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 07/15/2025 BY TP Total Acres: 0.31 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/16/2026 BY SYS