LOT 2 BLOCK 23 LAKE FOREST S/D
PLAT 3 UNIT 4. ORB 362-545,
884-492, WD 1107-993, WD 1219-

MARKHAM TROY A/MARKHAM LINDSEY A
518 SW SAN JUAN PLACE
LAKE CITY, FL 32025

2027

06-4S-17-07955-000

BUILDING CHARACTERISTICS

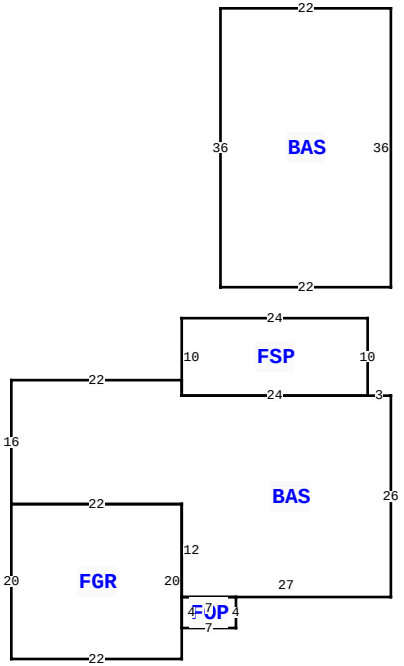
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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	792	100		792	62,693
BAS	1,054	100		1,054	83,431
FGR	440	55		242	19,156
FOP	28	30		8	633
FSP	240	40		96	7,599
TOTALS	2,554			2,192	173,512

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,192	110.7110	121.78	266,942	1967	1967	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2012 Heated Area: 1846 HX Base Yr 2012



518 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	400	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	75	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
4	0280	POOL R/CON	0	100	32	12	384.00	UT	70.00	70.00	100	1998	1998	3	40	10,752	
5	0169	FENCE/WOOD	0	100	25	8	200.00	UT	7.50	7.50	100	1998	1998	3	100	1,500	
6	0294	SHED WOOD/	0	100	10	12	120.00	UT	7.50	7.50	100	1998	1998	3	100	900	
7	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		173,512
TOTAL MARKET OB/XF VALUE		15,127
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		207,139
SOH/AGL Deduction		82,538
ASSESSED VALUE		124,601
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		73,190
TOTAL JUST VALUE		207,139
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		210,302

PERMIT NUM	DESCRIPTION	AMT	ISSUED
259	MAINT/ALTR	55	06/21/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1219/0210	8/02/2011	WD	Q	I	01	100,000
GRANTOR: TIMMOTHY & TIFFANY GI						
GRANTEE: TROY A & LINDSAY A						
1107/0993	1/05/2007	WD	Q	I		152,000
GRANTOR: JOHNS						
GRANTEE: GILLIAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W3 FSP= N10 W24 S10 E24$ W24 N2 W22 S16 FGR= S20E22N20 W22$ E22 S12 FOP= S4 E7 N4 W7$ E27 N26$ PTR=N50 BAS= W22 S36 E22 N36$S50$.

LAND DESCRIPTION

TOTAL OB/XF 15,127

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	115.00	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: 0.33 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS