LOT 4 BLOCK 23 LAKE FOREST S/D
UNIT 4, PLAT 3. ORB 347-578,
(DC 1118-132; ROBERT PEDLOW),

SIMMONS MARY E
558 SW SAN JUAN PL
LAKE CITY, FL 32025

2026

06-4S-17-07957-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

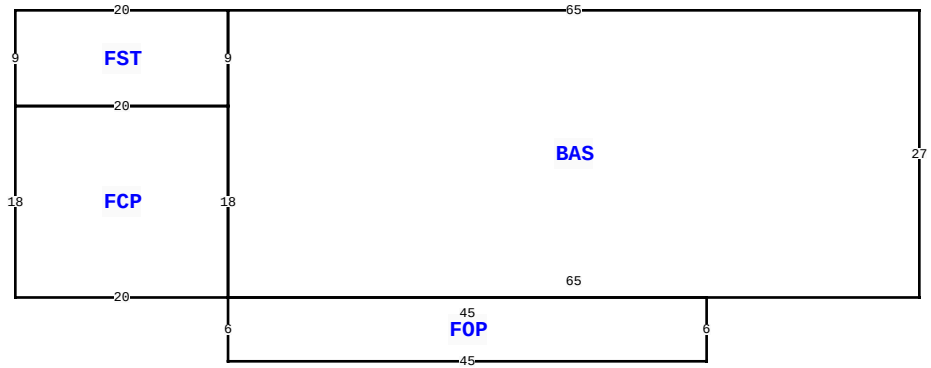
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
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	1,755	100		1,755	159,409
FCP	360	25		90	8,175
FOP	270	30		81	7,357
FST	180	55		99	8,992
TOTALS	2,565			2,025	183,933

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,025	124.7662	139.74	282,974	1967	1967	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2014 Heated Area: 1755 HX Base Yr 2014



558 SW SAN JUAN PL, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		183,933
TOTAL MARKET OB/XF VALUE		450
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		202,883
SOH/AGL Deduction		94,329
ASSESSED VALUE		108,554
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		57,143
TOTAL JUST VALUE		202,883
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		202,883

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1263/1433	10/18/2013	WD	Q	I	01	135,000
GRANTOR: PAT CHAMBERS (SINGLE)						
GRANTEE: MARY E SIMMONS						
1263/1432	10/16/2013	WD	U	I	11	100
GRANTOR: TERESA I & THOMAS A B						
GRANTEE: PAT CHAMBERS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W65 FST= W20 S9 E20 N9$S9 FCP= W20 S18 E20 N18$ S18 FOP= S6 E45 N6 W45$ E65 N27$.

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	50	

LAND DESCRIPTION

TOTAL OB/XF 450

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 06/08/2026 BY SYS