BEG SW COR OF S1/2 OF SE1/4 RUN
E 660 FT, S 660 FT, W 660 FT TO

BOONE CHARLES A JR/BOONE JEANETTE
489 SW SEAN PLACE
LAKE CITY, FL 32024

2027

28-4S-16-03232-001

BUILDING CHARACTERISTICS

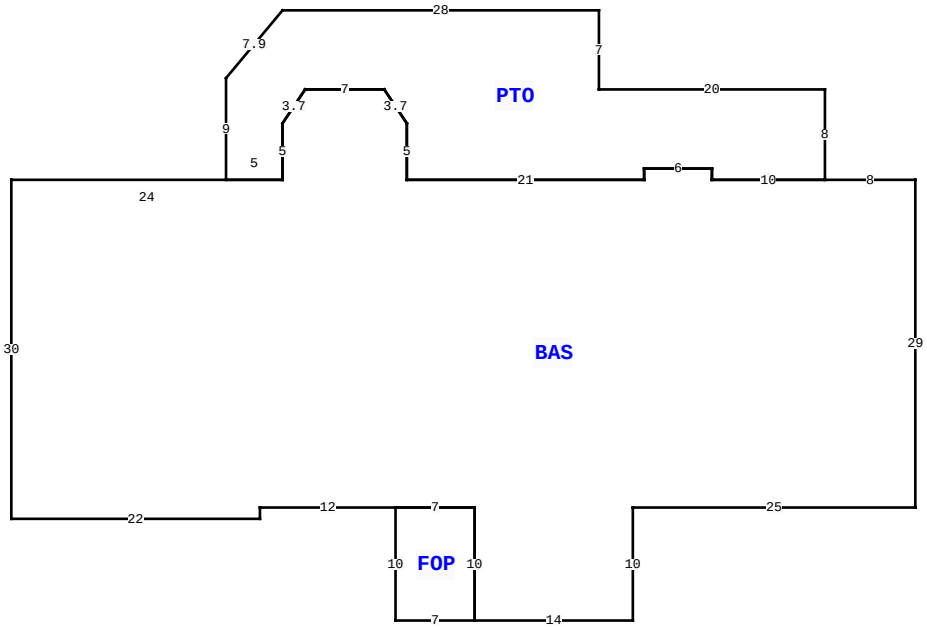
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	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	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	28416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,570	100		2,570	228,909
FOP	70	30		21	1,870
PTO	552	5		28	2,494
TOTALS	3,192			2,619	233,273

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,619	114.0480	125.45	328,554	1996	1996	0	0	0	29.00	71.00

1 SINGLE FAM 100% - 1997 Heated Area: 2570 HX Base Yr 1997



489 SW SEAN PL, LAKE CITY

BLD DATE		LGL DATE	05/04/2026 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	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	0166	CONC,PAVMT	0	100	0	0	2,134.00	UT	1.50	1.50	100	1996	1996	3	100	3,201	
3	0296	SHED METAL	0	100	10	16	1.00	UT	0.00	0.00	100	1996	1996	3	100	500	
4	0210	GARAGE U	0	100	30	40	1,200.00	UT	18.00	18.00	75	1993	1993	3	75	16,200	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0260	PAVEMENT-A	0	100	100	9	900.00	UT	1.10	1.10	75	1993	1993	3	75	743	
7	0280	POOL R/CON	0	100	12	31	372.00	UT	70.00	70.00	100	2006	2006	3	51	13,280	
8	0120	CLFENCE 4	0	100	16	18	128.00	UT	7.50	7.50	100	2006	2006	3	100	960	
9	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
10	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		233,273
TOTAL MARKET OB/XF VALUE		46,184
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		291,477
SOH/AGL Deduction		83,303
ASSESSED VALUE		208,174
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		156,763
TOTAL JUST VALUE		374,457
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		378,697

SALE:1:1: 10 ACRES - INQUIRY MAILED 12/07/90

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049149	Roof Replacement	19,500	02/02/2024
24523	POOL	220	05/16/2006
10777	SFR	415	02/20/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0737/0115	11/30/1990	WD	Q	V		32,000

GRANTOR: FREDERICK NORRIS

GRANTEE: CHARLES BOONE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 PTO= N8 W20 N7 W28 L5 D6 S9 E5 N5 U3 R2 E7 R2 D3 S5 E21 N1 E6 S1 E10$ W10 N1 W6 S1 W21 N5 U3 L2 W7 L2 D3 S5 W24 S30 E22 N1 E12 FOP= S10 E7 N10 W7$ E7 S10 E14 N10 E25 N29$.

LAND DESCRIPTION

TOTAL OB/XF 44,684

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		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	280.00	280.00	2,520							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	85,500							

REVIEW DATE 02/20/2024 BY JS Total Acres: 10.00 Total Land Value: 12,020 Market: 85,500 Agricultural: 2,520 Common: 9,500 PRINTED 11/17/2026 BY SYS

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COLUMBIA COUNTY PROPERTY

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11	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	

TOTAL OB/XF 1,500

LAND DESCRIPTION

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

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