LOT 8 FRANK C CUMMINGS S/D
UNIT 1. ORB 847-604, QC 1152-821, SWD 1208-2753, CT 1236-

LATHAM SAMUEL/LATHAM DIONNE
448 SW TUNSIL ST
LAKE CITY, FL 32024

2026

00-00-00-11209-108

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

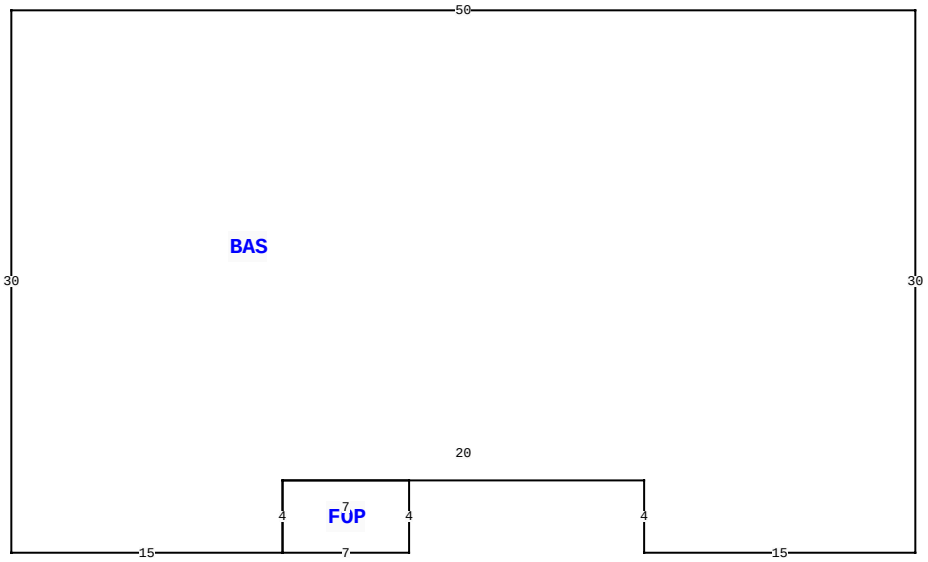
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	810317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,420	100		1,420	75,147
FOP	28	30		8	424
TOTALS	1,448			1,428	75,570

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,428	84.0000	94.08	134,346	1998	1998	10	0	0	33.75	56.25

1 SINGLE FAM 0% - 0 Heated Area: 1420 HX Base Yr



199 NE FRONIE ST, LAKE CITY

BLD DATE	07/20/1998 CM	LGL DATE	
XF DATE	07/20/1998 CM	LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	75,570
TOTAL MARKET OB/XF VALUE	2,315
TOTAL LAND VALUE - MARKET	3,824
TOTAL MARKET VALUE	81,709
SOH/AGL Deduction	0
ASSESSED VALUE	81,709
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	81,709
TOTAL JUST VALUE	81,709
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	83,388

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1100	SFR	239	12/02/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1254/2228	4/09/2013	WD	U	I	12	13,000
GRANTOR: CITIMORTGAGE INC						
GRANTEE: SMAUEL & DIONNE LAT						
1253/2570	4/09/2013	WD	U	I	12	100
GRANTOR: CITIMORTGAGE INC						
GRANTEE: SMAUEL & DIONNE LAT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 S30 E15 FOP= E7 N4 W7 S4$ N4 E20 S4 E15 N30$.

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	0	0	0	743.00	UT	1.50	1.50	100	1998	1998	3	100	1,115	
2	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 2,315

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	0		*RSF-3	0.00	0.00	7,649.00	SF		1.00	1.00	1.00	0.50	0.50	3,824							

REVIEW DATE 10/14/2015 BY DF Total Acres: 0.18 Total Land Value: 3,824 Market: 0 Agricultural: 0 Common: 3,824 PRINTED 11/20/2025 BY SYS