W DIV: N1/2 BLOCK 315.

LE 1389-2696, 1468-1549, WD 1468

SUMNER CHARYL
1468 SW MAIN BLVD STE 105#71
LAKE CITY, FL 32025

2026

00-00-00-12270-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
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	03	03

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 06

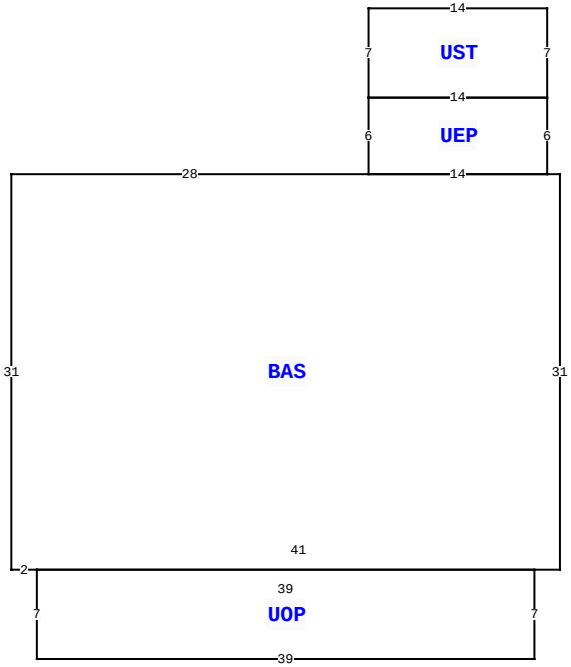
NEIGHBORHOOD/LOC 840317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,333	100		1,333	41,503
UEP	84	60		50	1,557
UOP	273	20		55	1,713
UST	98	45		44	1,370
TOTALS	1,788			1,482	46,142

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,482	42.7680	47.90	70,988	1925	1925	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2023 Heated Area: 1333 HX Base Yr



360 NW DESOTO ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	46,142
TOTAL MARKET OB/XF VALUE	1,300
TOTAL LAND VALUE - MARKET	19,619
TOTAL MARKET VALUE	67,061
SOH/AGL Deduction	0
ASSESSED VALUE	67,061
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	67,061
TOTAL JUST VALUE	67,061
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	67,061

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1468/1551	4/06/2022	WD	Q	I	01	57,000
GRANTOR: RHODEN MILDRED SUE						
GRANTEE: SUMNER CHARYL						
1389/2696	7/26/2019	LE	U	I	14	100
GRANTOR: JOHN WAYNE RHODEN & M						
GRANTEE: JOHN WAYNE RHODEN &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S31 E2 UOP= S7 E39 N7 W39$ E41 N31 W1 UEP= N6 UST= N7 W14 S7 E14$ W14 S6 E14$ W14$.

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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	1986	1986	3	100	500	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 1,300

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			0.00	0.00	13,768.00	SF		1.00	1.00	1.50	0.95	1.43	19,619							

REVIEW DATE 09/19/2022 BY CP Total Acres: 0.32 Total Land Value: 19,619 Market: 0 Agricultural: 0 Common: 19,619 PRINTED 11/19/2025 BY SYS