C DIV: NW1/4 BLOCK 55 EX A PARCE
10 FT N & S IN THE SE COR THEREO

SUMNER CHARYL
297 S MARION AVE
LAKE CITY, FL 32025

2026

00-00-00-12805-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

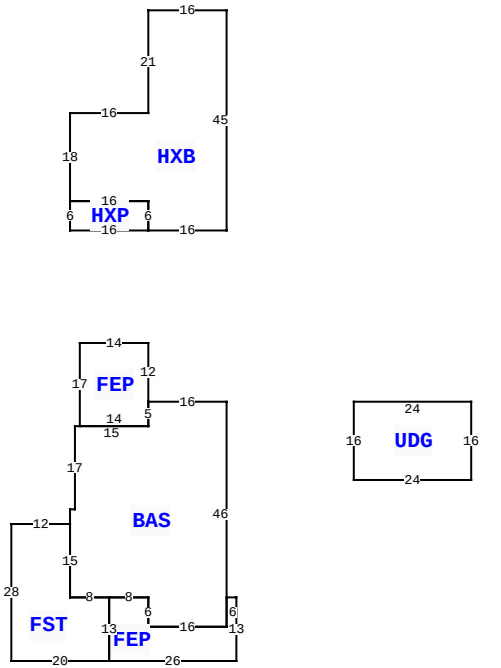
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 70
Interior Floo	06	VINYL ASB 30
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0111	SFRES/STORE/SHOP
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	850317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,279	100		1,279	61,387
FEP	238	80		190	9,120
FEP	242	80		194	9,311
FST	440	55		242	11,615
HXB	1,008	100		1,008	48,380
HXP	96	30		29	1,392
UDG	384	55		211	10,127
TOTALS	3,687			3,153	151,332

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,153	65.9308	73.84	232,818	1915	1915	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2024 Heated Area: 2287 HX Base Yr



297 S MARION AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	151,332
TOTAL MARKET OB/XF VALUE	200
TOTAL LAND VALUE - MARKET	27,562
TOTAL MARKET VALUE	179,094
SOH/AGL Deduction	0
ASSESSED VALUE	179,094
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	179,094
TOTAL JUST VALUE	179,094
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	179,094

SALE:1:1: JEWELL MURRAY HOUSE ON S MARION STREET

LAND:1:1: ADJ4;CORNER.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
512	MAINT/ALTR	85	11/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1501/1263	10/13/2023	WD	Q	I	01	190,000
GRANTOR: TRAN JOHN						
GRANTEE: SUMNER CHARYL						
1482/2240	1/13/2023	PR	U	I	19	100
GRANTOR: MURRAY CHARLES F						
GRANTEE: TRAN JOHN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 FEP= N12 W14 S17 E14 N5$ S5 W15 S17 W1 S3 FST= W12 S28E20 N13 W8 N15$ S15 E8 FEP= S13E26 N13 W2 S6 W16 N6 W8$ E8 S6E16 N46$ PTR= N80 HXB= W16 S21 W16 S18 HXP= S6 E16 N6W16$E16S6 E16 N45$S80$ PTR=E50 UDG= W24 S16E24 N16$ W50$.

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	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 200

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	0111	C	SFR/COMMERCI	0		*CG	105.00	105.00	11,025.00	SF		1.00	1.00	1.00	2.50	2.50	27,562							

REVIEW DATE 10/31/2023 BY ME Total Acres: 0.25 Total Land Value: 27,562 Market: 0 Agricultural: 0 Common: 27,562 PRINTED 11/18/2025 BY SYS