

BEG NE COR OF SW1/4 OF NW1/4,
RUN W 311.74 FT, S 670.57 FT,
E 326.72 FT, N 670.68 FT, W

BECKMAN GREGORY W/BECKMAN CHERYL F
299 SW SUMMERHILL GLN
LAKE CITY, FL 32024

2026

03-5S-16-03455-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0200 MOBILE HOME	
MAP NUM		01
NEIGHBORHOOD/LOC	3516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	384	100		384	36,630
BAS	1,922	100		1,922	183,342
FOP	112	35		39	3,720
FOP	240	35		84	8,013
FSP	378	40		151	14,404
UCP	744	20		149	14,213
UOP	56	25		14	1,336
UOP	324	25		81	7,727

TOTALS	4,160			2,824	269,385
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0280	POOL R/CON	0 100	32	16	512.00	UT	70.00	70.00
2	0252	LEAN-TO W/	0 100	7	16	112.00	UT	2.50	2.50
3	9947	Septic	0 100	0	0	1.00	UT	3,000.00	3,000.00
4	0296	SHED METAL	0 100	20	35	700.00	UT	12.00	12.00
5	0060	CARPORT F	0 100	22	35	770.00	UT	5.00	5.00
6	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	100		A-1	0.00	0.00	5.03

REVIEW DATE 06/23/2025 BY chuck

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0201	02	2,824	118.0000	110.92	313,238	2018	2018	0	0	0 14.00	86.00	
1 MANUF 1 100% - 1999 Heated Area: 2306 HX Base Yr 1999												

299 SW SUMMERHILL GLN, LAKE CITY	BLD DATE	LGL DATE	04/07/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0280	POOL R/CON	0 100	32	16	512.00	UT	70.00	70.00	30	1979	1979	3	30	10,752	
2	0252	LEAN-TO W/	0 100	7	16	112.00	UT	2.50	2.50	100	2007	2007	3	100	280	
3	9947	Septic	0 100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0296	SHED METAL	0 100	20	35	700.00	UT	12.00	12.00	85	2007	2007	3	85	7,140	
5	0060	CARPORT F	0 100	22	35	770.00	UT	5.00	5.00	80	2007	2007	3	80	3,080	
6	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	

TOTAL OB/XF										24,752						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	0200	C	MBL HM	100		A-1	0.00	0.00	5.03	AC		1.00	1.00	0.85	11,000.00	9,350.00

Total Land Value: 47,030 Market: 0 Agricultural: 0 Common: 47,030

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE				269,385	
TOTAL MARKET OB/XF VALUE				24,752	
TOTAL LAND VALUE - MARKET				47,030	
TOTAL MARKET VALUE				341,167	
SOH/AGL Deduction				153,282	
ASSESSED VALUE				187,885	
TOTAL EXEMPTION VALUE		HX HB VX		55,722	
BASE TAXABLE VALUE				132,163	
TOTAL JUST VALUE				341,167	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				350,564	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053185	Roof Replacement	11,000	05/21/2025
19753	PUMP/UTPOL	30	07/17/2002
14626	M H	125	10/15/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0864/0402	7/31/1998	WD	Q	I	01	68,800
GRANTOR: KAY BECKMAN						
GRANTEE: GREGORY & CHERYL BE						

BUILDING NOTES						
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BUILDING DIMENSIONS						
BAS= W15 FSP= N14 UOP= N12 W27 S12 E27\$ W27 S14 E27\$ W27 FOP= N14 W8 S14 E8\$ W8 UOP= N14 W4 S14 E4\$ W12 UCP= W24 S31 E24 N31\$ S31 E22 FOP= S12 E20 N12 W20\$ E40 N31\$ PTR= N30 BAS= N16 W24 S16 E24\$ S30\$.						

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