BEG 356.68 FT E OF NW COR OF SW1
E 326.72 FT, S 670.45 FT, W 326.
N 670.34 FT TO POB, EX RD R/W.

SANDS DAVID B/SANDS CYNTHIA K
215 SW SUMMERHILL GLN
LAKE CITY, FL 32024

2025

03-5S-16-03455-007

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

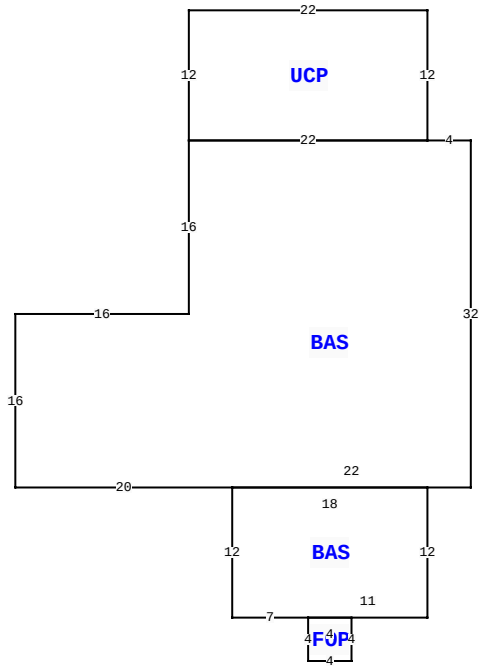
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	08	WD OR PLY 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
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	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	3516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	216	100		216	18,507
BAS	1,088	100		1,088	93,223
FOP	16	30		5	428
UCP	264	20		53	4,541
TOTALS	1,584			1,362	116,700

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,362	117.7000	131.82	179,539	1975	1975	0	0	0	35.00	65.00

1 SINGLE FAM – 100% - 0 Heated Area: 1304 HX Base Yr



213 SW SUMMERHILL GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		116,700
TOTAL MARKET OB/XF VALUE		4,880
TOTAL LAND VALUE - MARKET		55,330
TOTAL MARKET VALUE		176,910
SOH/AGL Deduction		98,264
ASSESSED VALUE		78,646
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		27,924
TOTAL JUST VALUE		176,910
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		154,525

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14505	M H	125	09/09/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W4 UCP= N12 W22 S12 E22$ W22 S16 W16 S16 E20 BAS= S12 E7 FOP= S4 E4 N4 W4$ E11 N12 W18$ E22 N32$.

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	0021	BARN,FR AE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0296	SHED METAL	0	100	10	8	80.00	UT	5.00	5.00	70	1993	1993	3	70	280	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	800	
4	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
5	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	100	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	500	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 4,880

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	0000	C	VAC RES	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	0100	C	SFR	100		A-1	0.00	0.00	4.03	AC		1.00	1.00	1.00	11,000.00	11,000.00	44,330							

REVIEW DATE 10/03/2019 BY KR Total Acres: 5.03 Total Land Value: 55,330 Market: 0 Agricultural: 0 Common: 55,330 PRINTED 06/20/2025 BY SYS