BEG 359.18 FT E OF SW COR OF SW1
E 326.72 FT, N 670.45 FT, W 326.
FT TO POB, EX RD R/W. EX .50 DES

LITTLE MEGAN R
170 SW SUMMERHILL GLN
LAKE CITY, FL 32024

2026

03-5S-16-03455-008

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

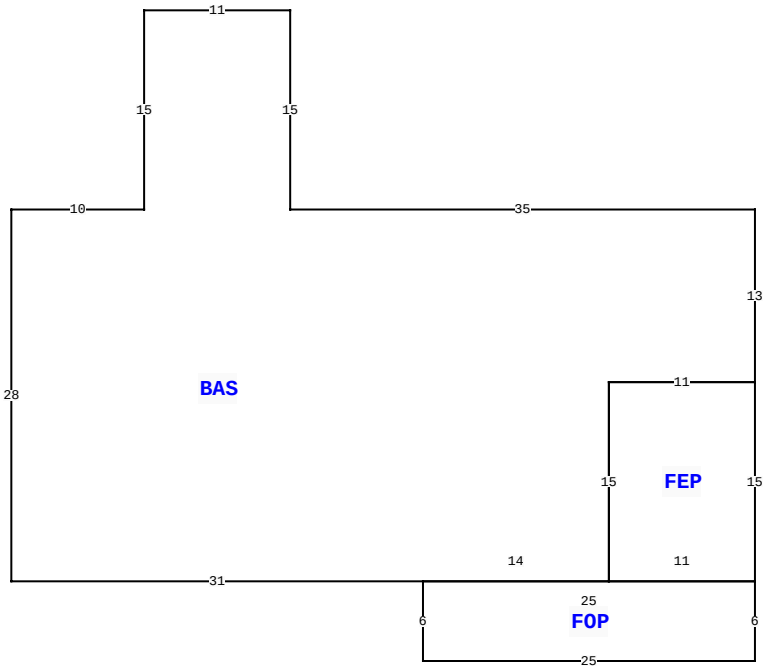
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	06	VINYL ASB 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	04	04
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	1,568	100		1,568	123,813
FEP	165	80		132	10,423
FOP	150	30		45	3,554
TOTALS	1,883			1,745	137,789

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,745	108.4615	121.48	211,983	1975	1975	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 1568 HX Base Yr



194 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	137,789
TOTAL MARKET OB/XF VALUE	18,989
TOTAL LAND VALUE - MARKET	49,830
TOTAL MARKET VALUE	206,608
SOH/AGL Deduction	0
ASSESSED VALUE	206,608
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	206,608
TOTAL JUST VALUE	206,608
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	206,608

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1532/720	12/14/2024	QC	U	I	11	100
GRANTOR: CARISI MARYANN R						
GRANTEE: LITTLE MEGAN R						
1044/1701	1/25/2005	WD	Q	I		99,000
GRANTOR: CIRILO & ADA ALVAREZ						
GRANTEE: RICHARD V SR & MARY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W35 N15 W11 S15 W10 S28 E31 FOP= S6 E25 N6 W25$ E14 FEP= E11 N15 W11 S15$ N15 E11N13$.

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	0	0	3	100	350	
2	0280	POOL R/CON	0	0	16	32	512.00	UT	70.00	70.00	40	1975	1975	3	40	14,336	
3	0021	BARN,FR AE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
4	0021	BARN,FR AE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
5	0297	SHED CONCR	0	0	0	0	1.00	UT	8,678.00	8,678.00	30	0	0	3	30	2,603	
6	0263	PRCH,USP	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 18,989

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		A-1	0.00	0.00	4.53	AC		1.00	1.00	1.00	11,000.00	11,000.00	49,830							

REVIEW DATE 10/03/2019 BY KR Total Acres: 4.53 Total Land Value: 49,830 Market: 0 Agricultural: 0 Common: 49,830 PRINTED 11/07/2025 BY SYS