COMM SW COR OF SE1/4 OF NW1/4, R
FOR POB, CONT E 326.72 FT, N 670
326.72 FT, N 670.92 FT TO POB.

BALMER MARGARET ELIZABETH/CORNELL WILLIAM C
418 SW SUMMERHILL GLN
LAKE CITY, FL 32024

2026

03-5S-16-03455-013

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

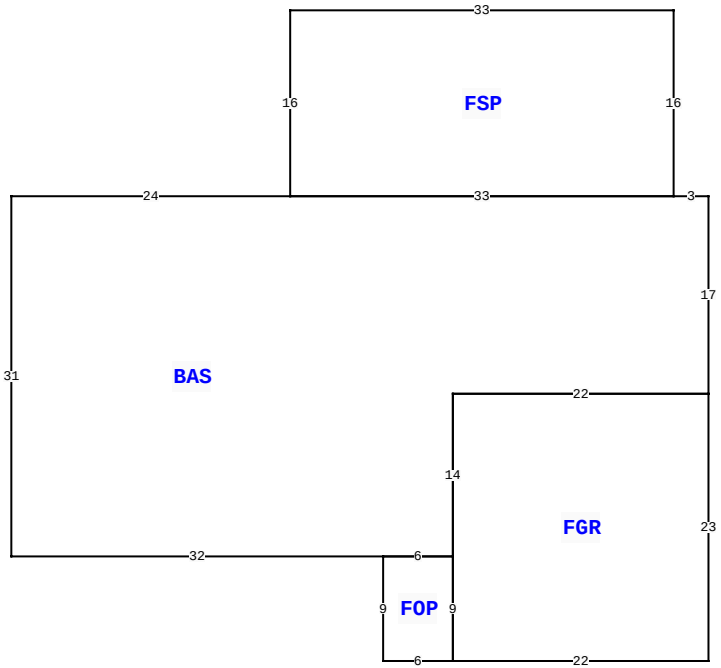
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	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	1,552	100		1,552	127,129
FGR	506	55		278	22,772
FOP	54	30		16	1,310
FSP	528	40		211	17,284
TOTALS	2,640			2,057	168,495

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,057	112.5200	126.02	259,223	1979	1979	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 1552 HX Base Yr



418 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	168,495
TOTAL MARKET OB/XF VALUE	3,706
TOTAL LAND VALUE - MARKET	55,330
TOTAL MARKET VALUE	227,531
SOH/AGL Deduction	0
ASSESSED VALUE	227,531
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	227,531
TOTAL JUST VALUE	227,531
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	227,531

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1532/2569	2/10/2025	PB	U	I	18	0
GRANTOR: CORNELL MARGARET J						
GRANTEE: BALMER MARGARET ELI						
1533/1472	12/10/2024	WD	U	I	11	100
GRANTOR: COLLETT MELISSA A FKA						
GRANTEE: BALMER MARGARET ELI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S31 E32 FOP= S9 E6 N9 W6$ E6 FGR= S9 E22 N23 W22S14$ N14 E22 N17 W3 FSP= N16W33 S16 E33$ W33$.

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	0	16	24	1.00	UT	0.00	0.00	100	0	0	3	100	1,013	
2	0070	CARPORT UF	0	0	21	22	462.00	UT	3.00	3.00	50	1993	1993	3	50	693	
3	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 3,706

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	5.03	AC		1.00	1.00	1.00	11,000.00	11,000.00	55,330							

REVIEW DATE 10/03/2019 BY KR Total Acres: 5.03 Total Land Value: 55,330 Market: 0 Agricultural: 0 Common: 55,330 PRINTED 11/06/2025 BY SYS