COMM NW COR OF SE1/4 OF NW1/4, E
POB, CONT E 296.72 FT, S 149.03
N 149.03 FT TO POB.

STRACHAN ALISON/STRACHAN TIMOTHY SR
449 SW SUMMERHILL GLN
LAKE CITY, FL 32024

2026

03-5S-16-03455-017

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

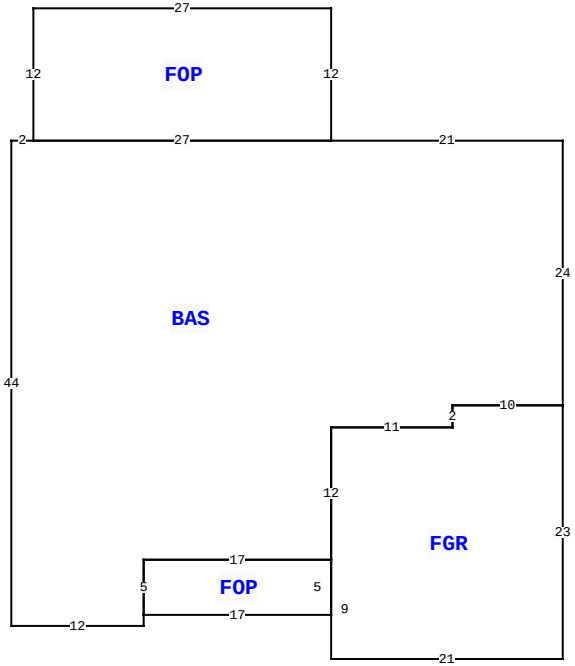
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
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	1,700	100		1,700	214,343
FGR	461	55		254	32,025
FOP	85	30		26	3,278
FOP	324	30		97	12,230
TOTALS	2,570			2,077	261,876

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,077	118.5030	132.72	275,659	2020	2020	0	0	0	5.00	95.00

2 SINGLE FAM 100% - 2021 Heated Area: 1700 HX Base Yr 2021



449 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		261,876
TOTAL MARKET OB/XF VALUE		600
TOTAL LAND VALUE - MARKET		15,150
TOTAL MARKET VALUE		277,626
SOH/AGL Deduction		34,828
ASSESSED VALUE		242,798
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		187,076
TOTAL JUST VALUE		277,626
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		280,383

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051569	Generator	0	11/20/2024
39735	SFR	0	05/05/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1404/0486	1/22/2020	WD	U	V	11	100

GRANTOR: JOSEPH BARBER JR

GRANTEE: ALISON & TIMOTHY ST

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=10,-28] W21 W27 W2 S44 E12 N1 N5 E17 N12 E11 N2 E10 N24 $
FGR=[ORIG=10,-4] W10 S2 W11 S12 S9 E21 N23 $
FOP=[ORIG=-38,-40] E27 S12 W27 N12 $
FOP=[ORIG=-28,10] E17 S5 W17 N5 $
.

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	100	0	0	1.00	UT	600.00	600.00	100	2021	2020		100	600	

LAND DESCRIPTION

TOTAL OB/XF 600

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	100		A-1	0.00	0.00	1.01	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,150							

REVIEW DATE 12/08/2020 BY HC Total Acres: 1.01 Total Land Value: 15,150 Market: 0 Agricultural: 0 Common: 15,150 PRINTED 11/06/2025 BY SYS