LOT 5 BLOCK 17 LAKE FOREST S/D U
272-189, 740-1443, LE 1463-815,

MORGAN KATHY J
877 SW SUMMER BREEZE PL
LAKE CITY, FL 32025

2026

06-4S-17-07945-001

BUILDING CHARACTERISTICS

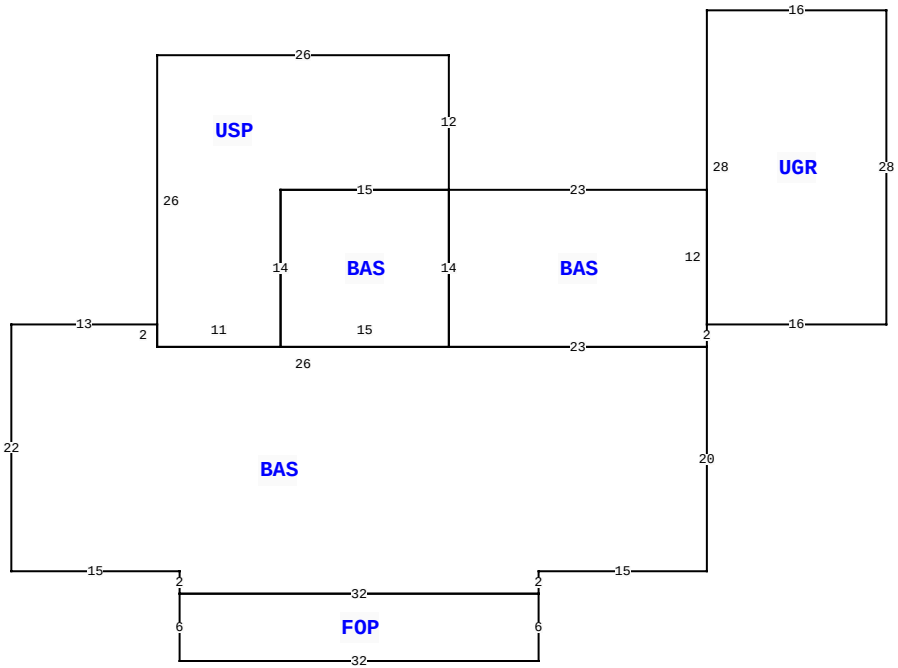
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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 06
NEIGHBORHOOD/LOC	6417.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	210	100		210	15,689
BAS	322	100		322	24,057
BAS	1,330	100		1,330	99,366
FOP	192	30		58	4,334
UGR	448	45		202	15,092
USP	466	35		163	12,178
TOTALS	2,968			2,285	170,715

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,285	102.6260	114.94	262,638	1993	1993	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1862 HX Base Yr



877 SW SUMMER BREEZE PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		170,715
TOTAL MARKET OB/XF VALUE		3,270
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		192,485
SOH/AGL Deduction		92,106
ASSESSED VALUE		100,379
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		49,657
TOTAL JUST VALUE		192,485
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		192,485

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044735	Roof Replacement	15,000	06/21/2022
961	GARAGE	24	05/02/1997
00000248	ADDN SFR	20	07/14/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1463/815	3/28/2022	LE	U	I	14	100
GRANTOR: MORGAN KATHY J						
GRANTEE: MORGAN CHERYL						
0740/1443	1/16/1991	WD	Q	V		6,000
GRANTOR: RUSSELL DAVIS						
GRANTEE: KATHY MORGAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 S22 E15 S2 FOP= S6E32 N6 W32$ E32 N2 E15 N20 BAS= N2 UGR= E16 N28 W16 S28$ N12 W23 S14 E23$ W23 BAS= N14 USP= N12 W26 S26 E11 N14 E15$ W15 S14 E15$ W26 N2$.

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	1,800.00	UT	1.40	1.40	100	0	0	3	100	2,520	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	750	

LAND DESCRIPTION

TOTAL OB/XF 3,270

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		*RSF-2	100.00	110.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 12/27/2022 BY JS Total Acres: 0.25 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/20/2025 BY SYS