

UPSHAW GEORGE W JR/UPSHAW NANCEY W
829 SW SUMMER BREEZE PLACE
LAKE CITY, FL 32025

2026



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 1 of 1									
ELEMENT		CD		CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY															
Exterior Wall		19	08	COMMON BRK 90 WD OR PLY 10		0100	01		2,031	117.8550		132.00	268,092	1991		1991	0	0	34.85	65.15	VALUATION BY STANDARD														
Roof Structur		03		GABLE/HIP 100		1 SINGLE FAM 100% - 2003															Heated Area: 1624 HX Base Yr 2003														
Roof Cover		14		PREFIN MT 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		6417.0200 1.00/																																	
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS		1,624	100		1,624	139,661																													
FGR		552	55		304	26,143																													
FOP		125	30		38	3,268																													
FST		108	55		59	5,074																													
PTO		128	5		6	516																													
TOTALS		2,537			2,031	174,662																													
EXTRA FEATURES						829 SW SUMMER BREEZE PL, LAKE CITY																													
L N		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	18	50	900.00	UT	1.40	1.40	100	0	0	3	100	1,260																			
2		0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	750																			
3		0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100																			