LOT 4 SUMMER PLACE S/D.
725-455, 780-1560, 963-2136, 976

ROBERTSON CAROLE
810 SW SUMMER BREEZE PL
LAKE CITY, FL 32025

2026

06-4S-17-07976-104

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

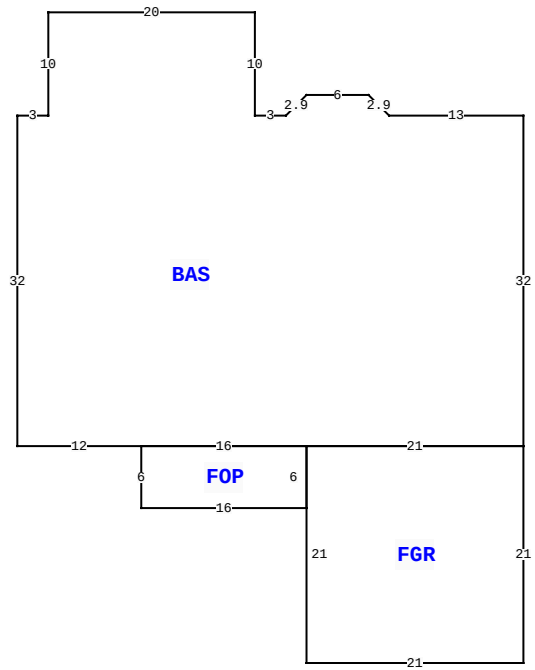
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 60
Exterior Wall	19	COMMON BRK 40
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	1,784	100		1,784	176,514
FGR	441	55		243	24,044
FOP	96	30		29	2,870
TOTALS	2,321			2,056	203,427

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,056	113.2560	126.85	260,804	2003	2003	0	0	0	22.00	78.00

1 SINGLE FAM 100% - 2021 Heated Area: 1784 HX Base Yr 2021



810 SW SUMMER BREEZE PL, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		203,427
TOTAL MARKET OB/XF VALUE		2,164
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		224,091
SOH/AGL Deduction		92,899
ASSESSED VALUE		131,192
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		75,470
TOTAL JUST VALUE		224,091
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		226,699

SALE:1:1: LOT 4 SUMMER PLACE CONTRACTOR

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2490	SFR	395	10/11/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1418/2445	9/04/2020	WD	Q	I	01	190,000
GRANTOR: JOAN FLOYD ALLISON &						
GRANTEE: CAROLE ROBERTSON						
1328/0046	12/16/2016	LE	U	I	14	100
GRANTOR: JEANNE M FLOYD (LE)						
GRANTEE: JOAN FLOYD ALLISON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 L2 U2 W6 D2 L2 W3 N10 W20 S10 W3 S32 E12 FOP= S6 E16 N6 W16$ E16 FGR= S21 E21 N21 W21$ E21 N32$.

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	882.00	UT	2.00	2.00	100	2003	2003	3	100	1,764	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 2,164

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	114.00	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 09/13/2016 BY RP Total Acres: 0.33 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/18/2025 BY SYS