LOT 6 SUMMER PLACE S/D.
725-455, 764-1020, 957-1980, PB

ASHLEY JOHN LEWIS/ASHLEY SHERRY ANN
852 SW SUMMERBREEZE PL
LAKE CITY, FL 32025

2026

06-4S-17-07976-106

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

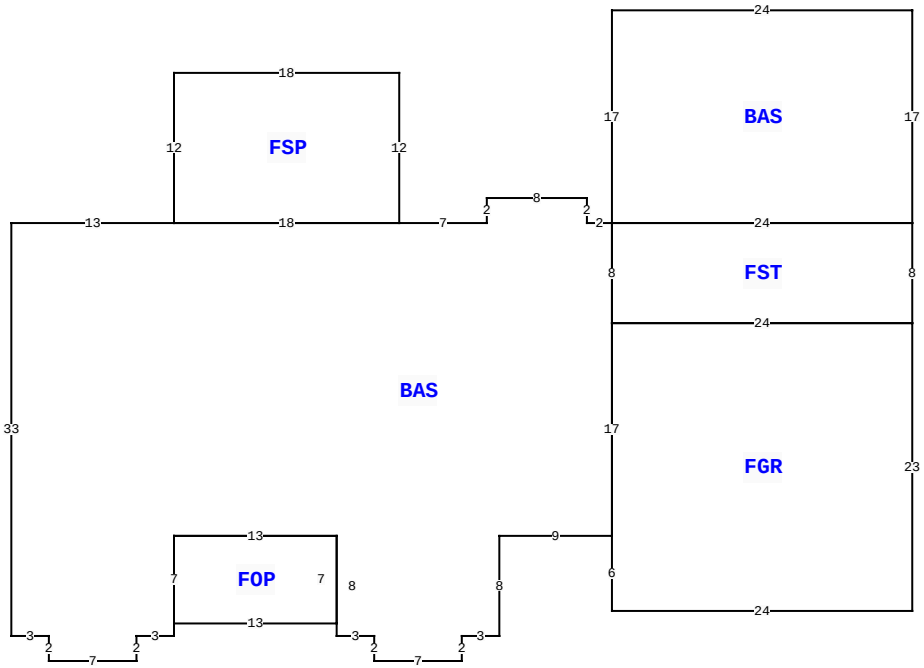
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	07	07
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	408	100		408	39,119
BAS	1,452	100		1,452	139,218
FGR	552	55		304	29,148
FOP	91	30		27	2,589
FSP	216	40		86	8,246
FST	192	55		106	10,163
TOTALS	2,911			2,383	228,482

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,383	125.8884	141.00	336,003	1993	1993	0	0	0	32.00	68.00

1 SINGLE FAM 100% - 2024 Heated Area: 1860 HX Base Yr 2024



852 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		228,482
TOTAL MARKET OB/XF VALUE		1,958
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		248,940
SOH/AGL Deduction		0
ASSESSED VALUE		248,940
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		198,218
TOTAL JUST VALUE		248,940
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		252,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED
083	SFR	58,400	12/01/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1492/1573	6/06/2023	WD	Q	I	01	285,000
GRANTOR: SUMMERALL LINDA C						
GRANTEE: ASHLEY JOHN LEWIS						
1486/2364	3/20/2023	PB	U	I	18	0
GRANTOR: CLERK OF COURT (ALFOR						
GRANTEE: SUMMERALL LINDA C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 S33 E3 S2 E7 N2 E3 N1 FOP= E13 N7 W13 S7$ N7 E13 S8 E3 S2 E7 N2 E3 N8 E9 FGR= S6 E24 N23 W24 S17$ N17FST= E24 N8 W24 S8$ N8 BAS= E24 N17 W24 S17$ W2 N2 W8 S2 W7 FSP= N12 W18 S12 E18$ W18$.

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	970.00	UT	1.40	1.40	100	0	0	3	100	1,358	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 1,958

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	216.00	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 07/28/2023 BY ME Total Acres: 0.33 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2025 BY SYS