LOTS 14 & 15 SUMMER PLACE S/D.
725-455, 860-2078, 930-2981, WD

PETERSON LLOYD E JR/PETERSON SANDRA H
678 SW SUMMER SET PL
LAKE CITY, FL 32025

2026

06-4S-17-07976-114

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

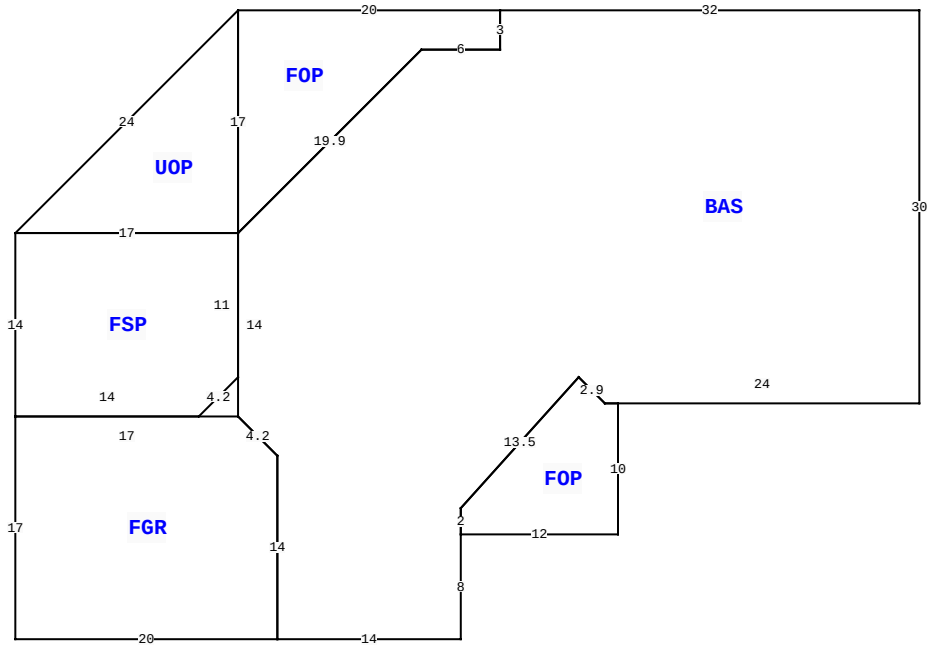
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
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	1,687	100		1,687	174,495
FGR	336	55		185	19,136
FOP	95	30		28	2,896
FOP	158	30		47	4,861
FSP	234	40		94	9,723
UOP	145	20		29	2,999
TOTALS	2,655			2,070	214,110

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,070	128.1753	143.56	297,169	1999	1999	0	0	0	27.95	72.05

1 SINGLE FAM 100% - 2023 Heated Area: 1687 HX Base Yr 2023



678 SW SUMMER SET 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		214,110
TOTAL MARKET OB/XF VALUE		2,218
TOTAL LAND VALUE - MARKET		35,150
TOTAL MARKET VALUE		251,478
SOH/AGL Deduction		24,046
ASSESSED VALUE		227,432
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		176,710
TOTAL JUST VALUE		251,478
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		254,658

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1364	SFR	386	11/20/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1480/2788	12/09/2022	WD	U	I	11	100
GRANTOR: REID JAMES S & JEAN M						
GRANTEE: HEIMS NORMAN K						
1478/2650	11/04/2022	WD	P	I	98	238,000
GRANTOR: REID JAMES S						
GRANTEE: HEIMS NORMAN K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 FOP= W20 UOP= L17 D17 E17 N17$ S17 R14 U14 E6 N3$ S3 W6 D14 L14 FSP= W17 S14 E14 R3 U3 N11$ S14 FGR= W17 S17 E20 N14 U3 L3 $ R3 D3 S14 E14 N8 FOP= E12 N10 W1 L2 U2 L9 D10 S2$ N2 U10 R9 D2 R2 E24 N30$.

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	1,412.00	UT	1.50	1.50	100	1999	1999	3	100	2,118	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 2,218

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	113.00	110.00	1.00	LT		1.00	1.00	0.95	18,500.00	17,575.00	17,575							
2	0000	C	VAC RES	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	0.95	18,500.00	17,575.00	17,575							

REVIEW DATE 09/15/2016 BY DF Total Acres: 0.29 Total Land Value: 35,150 Market: 0 Agricultural: 0 Common: 35,150 PRINTED 11/14/2025 BY SYS