N1/2 OF N1/2 OF NW1/4 OF NW1/4 E
COASTLINE RR R/W EX THE E 151 FT
ADD R/W TO COLUMBIA CO DESC ORB

THE PLANTATION ON SUMMERS LLC
147 SW SUMMERS LANE
LAKE CITY, FL 32025

2026

06-4S-17-08021-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

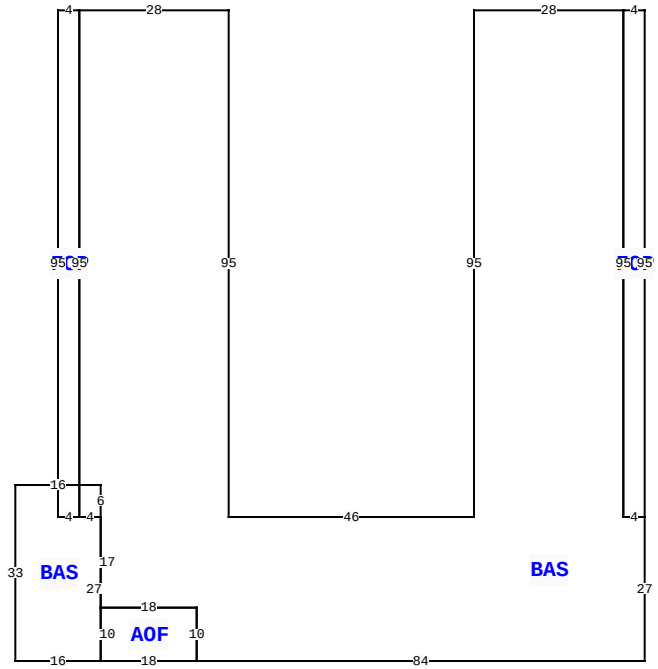
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		0 100
Stories	0	0 100
Units		12 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0300	MULTI-FAM 10+
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	180	110		198	6,735
BAS	528	100		528	17,960
BAS	7,894	100		7,894	268,512
FOP	380	30		114	3,878
FOP	380	30		114	3,878
TOTALS	9,362			8,848	300,963

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2200	03	8,848	104.5000	64.79	573,262	1987	1987	0	0	0	47.50	52.50

1 M/FAM LOW 0% - 0 Heated Area: 8602 HX Base Yr



147 SW SUMMERS LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	400,709
TOTAL MARKET OB/XF VALUE	8,424
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	439,133
SOH/AGL Deduction	0
ASSESSED VALUE	439,133
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	439,133
TOTAL JUST VALUE	439,133
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	447,906

BLDG:1:1: HOME FOR THE AGED-24 ACCOMODATIONS-PLANT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1053	ADDN COMM	40	12/19/2008
3796	REMODEL	50	08/28/2006
3796	ADDN COMM	581	06/29/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1146/0562	3/18/2008	WD	Q	I		400,000
GRANTOR: MORTON & ASSOCIATES						
GRANTEE: THE PLANTATION ON S						
1002/0871	12/15/2003	WD	U	I		133,000
GRANTOR: SHILPA MHATRE						
GRANTEE: MORTON & ASSOCIATES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S95 W46 N95 W28 FOP= W4 S95 E4 N95$ S95 E4 BAS= N6 W16 S33 E16 N27$ S17 AOF= S10 E18 N10 W18$ E18 S10E84 N27 FOP= N95 W4 S95 E4$ W4 N95$.

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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	4,500	
2	0140	CLFENCE 6	0	0	0	0	763.00	UT	9.50	9.50	50	2007	2007	3	50	3,624	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 8,424

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	7400	C	HOME AGED	0		RSF/MH	60.00	242.00	2.00	AC		1.00	1.00	0.50	30,000.00	15,000.00	30,000							

REVIEW DATE 09/20/2016 BY DF Total Acres: 2.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 11/10/2025 BY SYS

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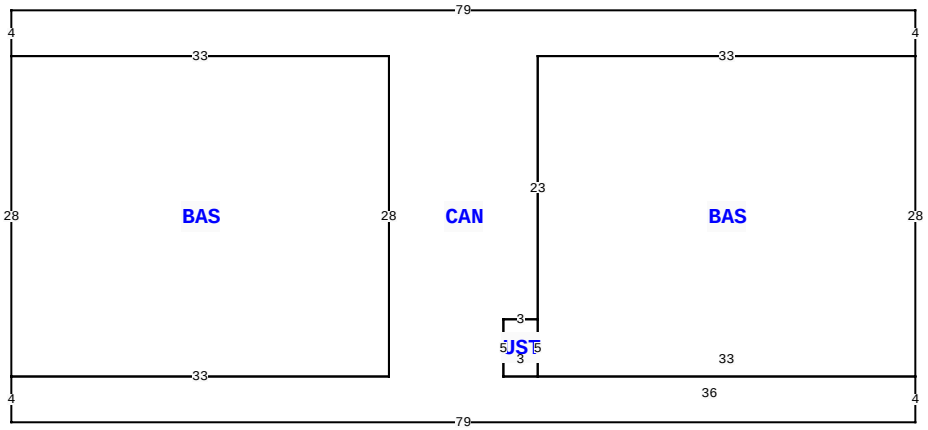
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		0 100
Stories	1.	1. 100
Units		8 100
Quality	05	05
DOR CODE	0300	MULTI-FAM 10+
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	42,887
BAS	924	100		924	42,887
CAN	981	30		294	13,646
UST	15	45		7	325
TOTALS	2,844			2,149	99,746

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2200	03	2,149	96.6000	59.89	128,704	2007	2007	0	0	0	22.50	77.50

2 M/FAM LOW 0% - 0 Heated Area: 1848 HX Base Yr



147 SW SUMMERS LN, LAKE CITY

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1002/0871	12/15/2003	WD	U	I		133,000
GRANTOR: SHILPA MHATRE						
GRANTEE: MORTON & ASSOCIATES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N28 CAN= N4 W79 S4 BAS= S28 E33 N28 W33$ E33 S28 W33 S4 E79 N4 W36 N5 E3 N23 E33$ W33 S23 UST= W3 S5 E3 N5$ S5 E33$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 09/20/2016 BY DF Total Acres: 2.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 11/10/2025 BY SYS