LOT 1 SUMMER RIDGE S/D.
CT 1275-1148, WD 1312-726, QC 13

BLACK MARY J
1104 SW SUNBEAM WAY
LAKE CITY, FL 32025

2026

06-4S-17-08021-101

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
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	04	04 100
Quality	06	06

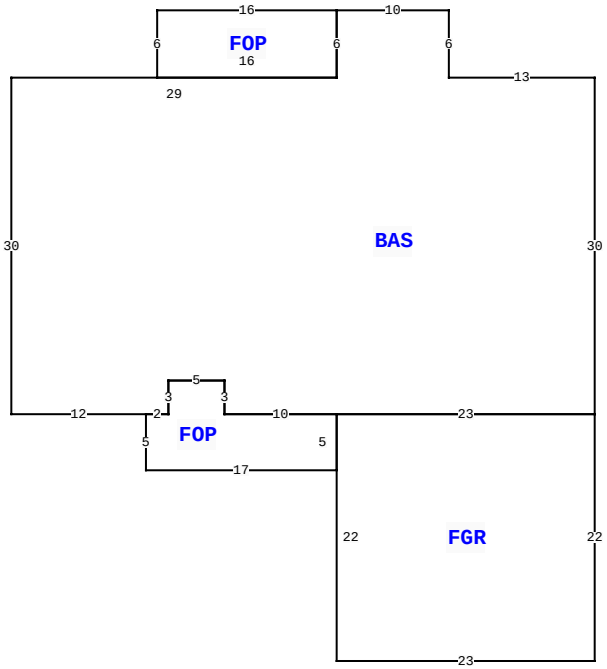
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,605	100		1,605	216,972
FGR	506	55		278	37,581
FOP	96	30		29	3,920
FOP	100	30		30	4,056
TOTALS	2,307			1,942	262,529

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,942	129.7816	145.36	282,289	2018	2018	0	0	0	7.00	93.00

1 SINGLE FAM 100% - 2023 Heated Area: 1605 HX Base Yr 2023



1104 SW SUNBEAM WAY, 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		262,529
TOTAL MARKET OB/XF VALUE		1,524
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		282,553
SOH/AGL Deduction		7,126
ASSESSED VALUE		275,427
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		174,705
TOTAL JUST VALUE		282,553
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		285,376

PERMIT NUM	DESCRIPTION	AMT	ISSUED
883	SFR	0	11/02/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1459/2481	2/18/2022	WD	Q	I	01	310,000
GRANTOR: BECK EDWARD D						
GRANTEE: BLACK MARY J						
1447/607	9/09/2021	WD	Q	I	01	265,000
GRANTOR: NETTLES DELORES LOUIS						
GRANTEE: BECK EDWARD D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 N6 W10 FOP= W16 S6 E16 N6$ S6 W29 S30 E12 FOP= S5 E17 N5 W10 N3 W5 S3 W2$ E2 N3 E5 S3 E10 FGR= S22 E23 N22 W23$ E23 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	762.00	UT	2.00	2.00	100	2018	2018	3	100	1,524	

LAND DESCRIPTION

TOTAL OB/XF 1,524

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	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 11/29/2021 BY CP Total Acres: 0.30 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/07/2025 BY SYS