

LOT 2 SUMMER RIDGE S/D.
WD 1033-631, WD 1083-1089, QC 12

MOWERY JAY/CHEATHAM JACKIE
1090 SW SUNBEAM WAY
LAKE CITY, FL 32025

2026

06-4S-17-08021-102



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectural Units	05	CONV 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

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

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,540	100		1,540	177,551
FGR	416	55		229	26,402
FOP	64	30		19	2,191
PTO	196	5		10	1,153
TOTALS	2,216			1,798	207,296

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	
2	0166	CONC, PAVMT	0 100	0	0	1,424.00	UT	2.00	

MARKET ADJUSTMENTS

1 SINGLE FAM 100% - 2021

Heated Area: 1540

HX Base Yr 2021

Diagram showing property layout with areas: BAS (1,540), FGR (416), FOP (64), PTO (196). Dimensions are provided for each area and the overall lot.

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/21/2023 MLU

TOTAL OB/XF									
4,048									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		RSF-2	0.00	0.00	1.00

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		207,296	
TOTAL MARKET OB/XF VALUE		4,048	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		229,844	
SOH/AGL Deduction		81,179	
ASSESSED VALUE		148,665	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		97,943	
TOTAL JUST VALUE		229,844	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		232,468	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2995	SFR	415	07/15/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1403/1549	1/16/2020	WD Q	I	I	01
GRANTOR: FRANZ & MELISSA METZ					
GRANTEE: JAY MOWERY & JACKIE					
1314/2754	5/10/2016	WD U	I	I	11
GRANTOR: FRANZ & MELISSA METZ					
GRANTEE: FRANZ & MELISSA MET					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W15 PTO= N14 W14 S14 E14\$ W16 L2 U2 W5 D2 L2 W13 S28 FGR= S22 E8 N2 E12 N20 W20\$ E20 S2 E12 FOP= S5 E8 N8 W8 S3\$ N3 E8 S3 E13 N30\$.									