LOT 4 SUMMER RIDGE S/D.
WD 1063-174, WD 1163-483, WD 126

BOND BRIAN A/BOND MELISSA C
1056 SW SUNBEAM WAY
LAKE CITY, FL 32025

2026

06-4S-17-08021-104

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

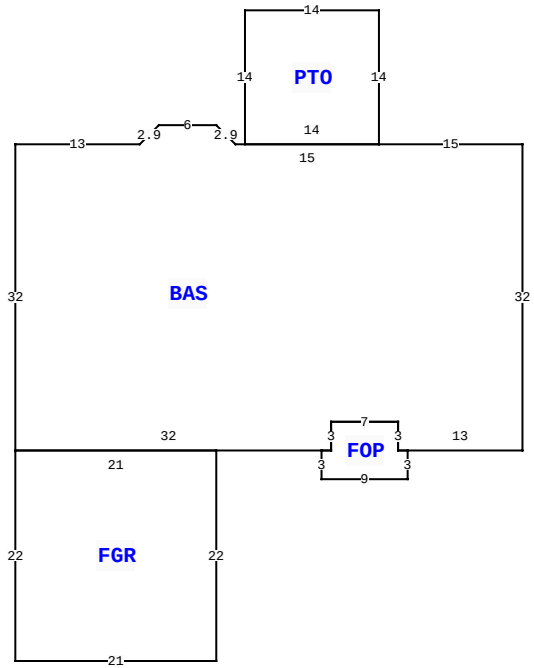
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	1,691	100		1,691	152,307
FGR	462	55		254	22,877
FOP	48	30		14	1,261
PTO	196	5		10	901
TOTALS	2,397			1,969	177,346

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,969	114.8868	128.67	253,351	2005	2005	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2016 Heated Area: 1691 HX Base Yr 2016



1056 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		177,346
TOTAL MARKET OB/XF VALUE		2,270
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		198,116
SOH/AGL Deduction		51,249
ASSESSED VALUE		146,867
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		96,145
TOTAL JUST VALUE		198,116
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		201,916

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3288	SFR	419	05/27/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1268/1560	1/17/2014	WD	U	I	38	115,000
GRANTOR: MELANIE POOLE						
GRANTEE: BRIAN A & MELISSA C						
1268/1559	1/13/2014	WD	U	I	11	100
GRANTOR: FRANKLIN MCCUBBINS						
GRANTEE: MELANIE POOLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 PTO= N14 W14 S14 E14$ W15 L2 U2 W6 D2 L2 W13 S32 FGR= S22 E21 N22 W21$ E32 FOP= S3 E9 N3 W1 N3 W7 S3 W1$ E1 N3 E7 S3 E13 N32$.

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	748.00	UT	2.50	2.50	100	2005	2005	3	100	1,870	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 2,270

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 09/19/2016 BY RP Total Acres: 0.31 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 09/19/2025 BY SYS