LOT 5 SUMMER RIDGE S/D.
WD 1131-1853, WD 1473-2488,

NORDSTROM GREGORY J/NORDSTROM SHANNON
1042 SW SUNBEAM WAY
LAKE CITY, FL 32025

2026

06-4S-17-08021-105

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 60
Exterior Wall	16	WD FR STUC 40
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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

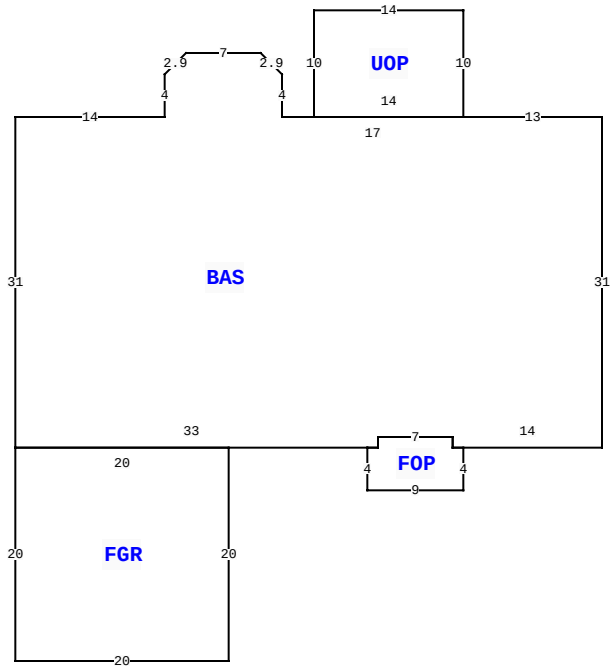
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,760	100		1,760	223,740
FGR	400	55		220	27,967
FOP	43	30		13	1,653
UOP	140	20		28	3,560
TOTALS	2,343			2,021	256,920

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,021	128.9812	144.46	291,954	2007	2015	0	0	0	12.00	88.00

1 SINGLE FAM 100% - 2023 Heated Area: 1760 HX Base Yr 2023



1042 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		256,920
TOTAL MARKET OB/XF VALUE		3,768
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		279,188
SOH/AGL Deduction		124,869
ASSESSED VALUE		154,319
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		103,597
TOTAL JUST VALUE		279,188
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		282,691

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3909	SFR	572	09/15/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1473/2488	8/19/2022	WD	Q	I	01	297,400
GRANTOR: GUZMAN JUAN F						
GRANTEE: NORDSTROM GREGORY J						
1131/1853	9/20/2007	WD	Q	I		189,000
GRANTOR: THE DUPREE CO LLC, FK						
GRANTEE: GUZMAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 UOP= N10 W14 S10 E14$ W17 N4 U2 L2 W7 D2 L2 S4 W14S31 FGR= S20 E20 N20 W20$ E33 FOP= S4 E9 N4 W1 N1 W7 S1 W1$ E1 N1 E7 S1 E14 N31$.

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	756.00	UT	3.00	3.00	100	2007	2007	3	100	2,268	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 3,768

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 09/22/2022 BY ME Total Acres: 0.32 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/07/2025 BY SYS