

LOT 7 SUMMER RIDGE S/D.
1052-381, WD 1087-1820, LE 1164-

THE GARLAND KIRBY MERGED TRUST
261 NW MISSION RIDGE
LAKE CITY, FL 32055

2026

06-4S-17-08021-107

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	32	HARDIE BRD 20
Roof Structur	08	IRREGULAR 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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,877	123.7005	138.54	260,040	2006	2006	0	0	19.00	81.00

1 SINGLE FAM 0% - 0 Heated Area: 1582 HX Base Yr

Floor plan diagram showing areas FSP, BAS, FOP, and FGR with dimensions. FSP is a small square at the top left. BAS is a large rectangle in the center. FOP is a small square at the bottom left. FGR is a rectangle at the bottom right. Dimensions are provided for each area and the connections between them.

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025
INC DATE		AG DATE	MLU

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,582	100		1,582	177,528
FGR	400	55		220	24,688
FOP	64	30		19	2,132
FSP	140	40		56	6,284
TOTALS	2,186			1,877	210,632

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	0	0	0	1,655.00	UT	2.50

LAND DESCRIPTION										TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
1	0100	C	SFR	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.50	35,000.00	52,500.00	52,500		

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	1
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 1		Tax Dist:			
BUILDING MARKET VALUE		210,632			
TOTAL MARKET OB/XF VALUE		4,138			
TOTAL LAND VALUE - MARKET		52,500			
TOTAL MARKET VALUE		267,270			
SOH/AGL Deduction		0			
ASSESSED VALUE		267,270			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		267,270			
TOTAL JUST VALUE		267,270			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		269,871			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3420	SFR	417	10/28/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1164/1491	12/23/2008	WD	Q	I	01
GRANTOR: FLETCHER & GARLAND KI					
GRANTEE: ALVA & VERA DUNCAN					
1087/1820	6/22/2006	WD	Q	I	
GRANTOR: THE DUPREE COMPANY LL					
GRANTEE: FLETCHER & GARLAND					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W13 L2 U2 W6 D2 L2 W2 FSP= N10 W14 S10 E14\$ W28 S30 E13 FOP= S5 E8 N8 W8 S3\$ N3 E8 S3 E12 FGR= S20 E20 N20 W20\$ E20 N30\$.									