LOT 12 SUMMER RIDGE S/D
WD 1049-1890, PB 1309-257, WD 13

THOMAS ALICE
1071 SW SUNBEAM WAY
LAKE CITY, FL 32055

2026

06-4S-17-08021-112

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

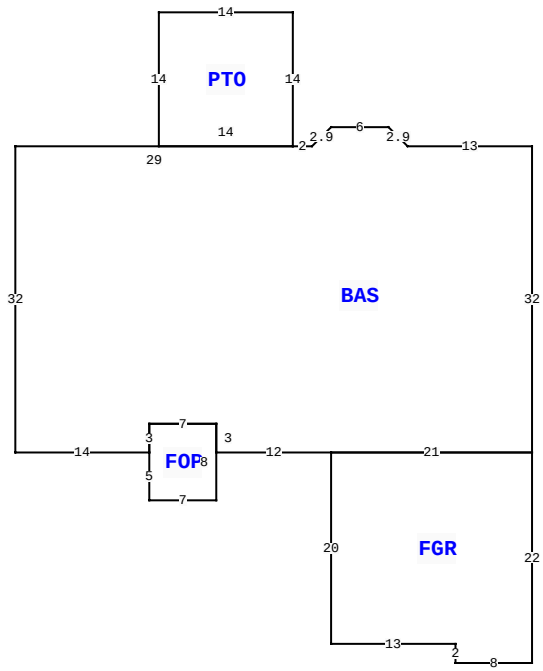
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,723	100		1,723	158,108
FGR	436	55		240	22,023
FOP	56	30		17	1,560
PTO	196	5		10	918
TOTALS	2,411			1,990	182,608

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,990	117.0477	131.09	260,869	2005	2005	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2017 Heated Area: 1723 HX Base Yr 2017



1071 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		182,608
TOTAL MARKET OB/XF VALUE		2,895
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		204,003
SOH/AGL Deduction		53,802
ASSESSED VALUE		150,201
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		99,479
TOTAL JUST VALUE		204,003
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		207,916

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3287	SFR	418	05/27/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1341/2163	7/20/2017	LE	U	I	14	100
GRANTOR: ALICE THOMAS (LE)						
GRANTEE: TARA D THOMAS (RMDR						
1318/1942	6/27/2016	WD	U	I	16	67,750
GRANTOR: ROBERT CHARLES SIPPER						
GRANTEE: ALICE THOMAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 U2 L2 W6 L2 D2 W2 PTO= N14 W14 S14 E14$ W29 S32 E14 FOP= S5 E7 N8 W7 S3$ N3 E7 S3 E12 FGR= S20 E13 S2 E8 N22 W21$ E21 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	1,158.00	UT	2.50	2.50	100	2005	2005	3	100	2,895	

LAND DESCRIPTION

TOTAL OB/XF 2,895

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 11/07/2025 BY SYS