LOT 13 SUMMER RIDGE S/D
WD 1066-537, FJ 1406-2722, FJ 14

DONOHUE BRIAN/DONOHUE SANDRA
1085 SW SUNBEAM WAY
LAKE CITY, FL 32025

2026

06-4S-17-08021-113

BUILDING CHARACTERISTICS

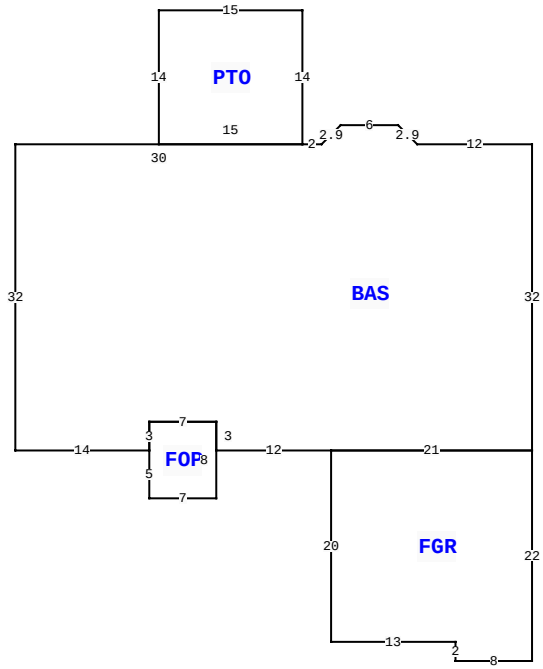
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	163,728
FGR	436	55		240	22,806
FOP	56	30		17	1,616
PTO	210	5		10	951
TOTALS	2,425			1,990	189,099

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	121.2057	135.75	270,142	2005	2005	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2021 Heated Area: 1723 HX Base Yr 2021



1085 SW SUNBEAM WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		189,099
TOTAL MARKET OB/XF VALUE		3,598
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		211,197
SOH/AGL Deduction		16,646
ASSESSED VALUE		194,551
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		143,829
TOTAL JUST VALUE		211,197
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		215,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3133	SFR	416	12/15/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1419/2751	9/18/2020	WD	Q	I	01	195,000
GRANTOR: KRISTIN N ROBERTS						
GRANTEE: BRIAN & SANDRA DONO						
1066/0537	11/21/2005	WD	Q	I		190,000
GRANTOR: DUPREE COMPANY (FKA U						
GRANTEE: JOSHUA AND KRISTIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 U2 L2 W6 D2 L2 W2 PTO= N14 W15 S14 E15$ W30 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	1,239.00	UT	2.50	2.50	100	2005	2005	3	100	3,098	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 3,598

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 DF Total Acres: 0.31 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/07/2025 BY SYS