LOT 8 BLOCK D TROY PINES ADDITIO
522-320, 971-857, 989-565, QC 10

SUMMERS BRUCE
265 SW SUNSET WAY
LAKE CITY, FL 32024

2026

10-4S-16-02897-008

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

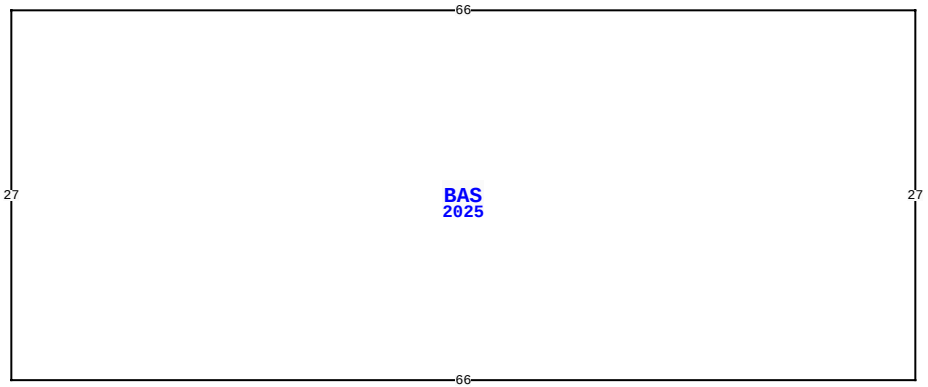
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	10416.070	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100	2025	1,782	193,371
TOTALS	1,782			1,782	193,371

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,782	113.0000	111.87	199,352	2023	2023	0	0	0	3.00	97.00

1 MANUF 2 100% - 2025 Heated Area: 1782 HX Base Yr 2025



265 SW SUNSET 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: 3	Tax Dist:	
BUILDING MARKET VALUE		193,371
TOTAL MARKET OB/XF VALUE		7,500
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		219,371
SOH/AGL Deduction		133,527
ASSESSED VALUE		85,844
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		35,122
TOTAL JUST VALUE		219,371
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		221,365

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048239	Mobile Home		09/21/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1482/905	1/03/2023	WD	Q	V	01	27,500

GRANTOR: RUSS GARY
GRANTEE: SUMMERS BRUCE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=16,12] E66 S27 W66 N27 $
.

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2025	2024		100	7,000	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	500.00	500.00	100	2025	2024		100	500	

LAND DESCRIPTION

TOTAL OB/XF 7,500

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	0200	C	MBL HM	100		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 01/12/2024 BY KS Total Acres: 0.93 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/19/2025 BY SYS