

LOT 48 & E1/2 OF LOT 47 SPRING H
N1/2 OF SPRUCE ST (VACATED) LYIN
LOTS.

SUMNER GENE C/SUMNER SYLVIA F
219 NW PERKINS PL
LAKE CITY, FL 32055

2026

24-3S-16-02273-049



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	03
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NEIGHBORHOOD/LOC	24316.010	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,072	100		3,072	318,223
FGR	676	55		372	38,535
FOP	48	30		14	1,450
FOP	48	30		14	1,450
FSP	370	40		148	15,331

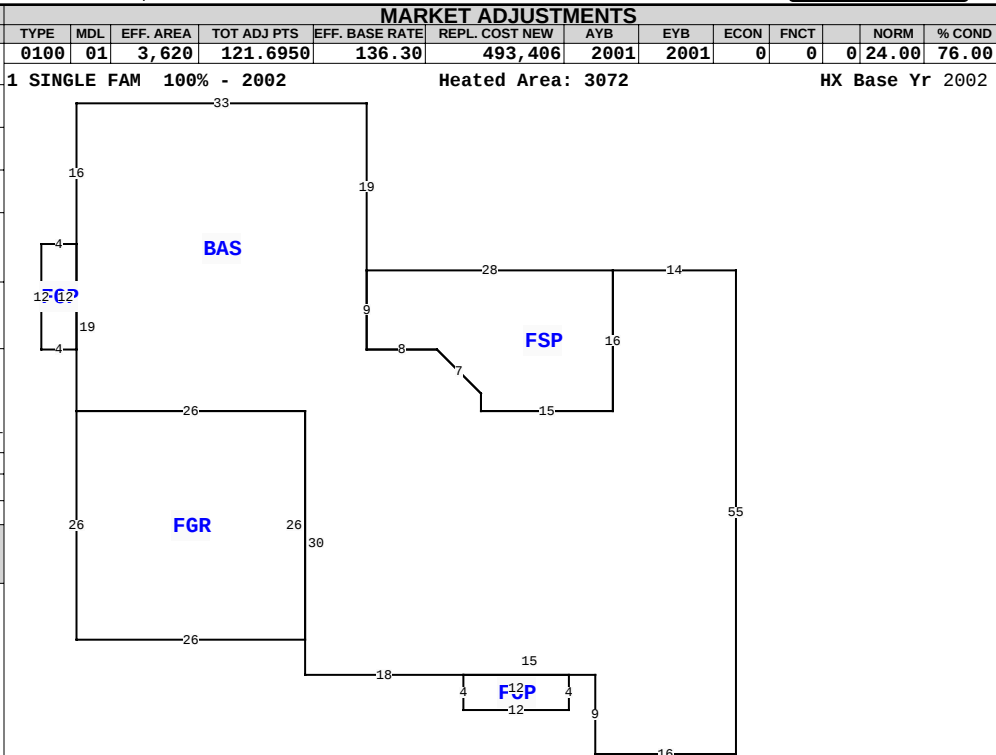
TOTALS	4,214			3,620	374,989
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EXTRA FEATURES

L N	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			2,172.00	UT	1.50					

LAND DESCRIPTION

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	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100			0.00	0.00	1.50	LT		1.00	1.00	1.00	24,000.00	24,000.00	36,000							



219 NW PERKINS PL, LAKE CITY

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/22/2025 MLU

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,620	121.6950	136.30	493,406	2001	2001	0	0	0	24.00	76.00

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VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	374,989
TOTAL MARKET OB/XF VALUE	2,932
TOTAL LAND VALUE - MARKET	36,000
TOTAL MARKET VALUE	413,921
SOH/AGL Deduction	143,931
ASSESSED VALUE	269,990
TOTAL EXEMPTION VALUE	50,722
BASE TAXABLE VALUE	219,268
TOTAL JUST VALUE	413,921
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	418,855

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041868	Roof Replacement	20,910	05/07/2021
17485	SFR	435	10/02/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0899/2573	4/03/2000	WD	Q	I	01	100

GRANTOR: JAMES & GINA BEACH
GRANTEE: GENE & SYLVIA SUMNE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FSP= W28 S9 E8 R5 D5 S2 E15 N16\$ S16 W15 N2 U5 L5
W8 N9 N19 W33 S16 FOP= W4 S12 E4 N12\$ S19 FGR= S26 E26 N26
W26\$ E26 S30 E18 FOP= S4 E12 N4 W12\$ E15 S9 E16 N55\$.