

WILLIAMS JOAN V
385 SW SUMAC LN
LAKE CITY, FL 32024

2026

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 1 of 1				3					
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY									
Exterior Wall		31		VINYL SID 100		0203		02		1,512		114.5000		117.94		178,325		2022		2022		0		0		5.00		95.00		VALUATION BY					STANDARD				
Exterior Wall		00		N/A 0		2		MANUF 3		100% - 2024						Heated Area: 1512										HX Base Yr 2007		Tax Group: 3					Tax Dist:						
Roof Structur		03		GABLE/HIP 100																								BUILDING MARKET VALUE					169,409						
Roof Cover		03		COMP SHNGL 100																								TOTAL MARKET OB/XF VALUE					11,200						
Interior Wall		05		DRYWALL 100																								TOTAL LAND VALUE - MARKET					90,000						
Interior Floo		13		LAM/VNLPLK 50																								TOTAL MARKET VALUE					270,609						
Interior Floo		14		CARPET 50																								SOH/AGL Deduction					44,598						
Air Condition		03		CENTRAL 100																								ASSESSED VALUE					226,011						
Heating Type		04		AIR DUCTED 100																								TOTAL EXEMPTION VALUE					HX HB 50,722						
Bedrooms				3 100																								BASE TAXABLE VALUE					175,289						
Bathrooms				2 100																								TOTAL JUST VALUE					270,609						
Frame		01		NONE 100																								NCON VALUE					0						
Stories		1.		1. 100																								INCOME VALUE											
Units				0 100																								PREVIOUS YEAR MKT VALUE					274,175						
Condition Adj		03		03 100																																			
Kitchen Adjus		01		01 100																																			
Quality		05		05																																			
DOR CODE		0200		MOBILE HOME																																			
MAP NUM				MKT AREA																													01						
NEIGHBORHOOD/LOC		28416.00		1.00/																																			
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																													
BAS		1,512		100		2024		1,512		169,409																													
TOTALS		1,512						1,512		169,409																													
EXTRA FEATURES										385 SW SUMAC LN, LAKE CITY										BLD DATE				LGL DATE		04/07/2025		MLU											
										XF DATE										LAND DATE																			
										INC DATE										AG DATE																			
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		0294		SHED WOOD/		0 100		12 16		1.00		UT		800.00		800.00		50		1993		1993		3		50		400											
2		0296		SHED METAL		0 100		0 0		1.00		UT		0.00		0.00		100		2019		2019		3		100		1,000											
3		9945		Well/Sept		0 100		0 0		1.00		UT		7,000.00		7,000.00		100						3		100		7,000											
4		0190		FPLC PF		0 100		0 0		1.00		UT		1,200.00		1,200.00		100		2024		2023				100		1,200											
5		0070		CARPORT UF		0 100		0 0		1.00		UT		1,600.00		1,600.00		100		2024		2023				100		1,600											