LOT 1 BLOCK 6 COUNTRY CLUB ESTAT
461-120, 891-548, WD 1097-1881,

SUMMERS TYLER JORDAN
176 SE DUANE LN
LAKE CITY, FL 32025

2026

34-3S-17-07151-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

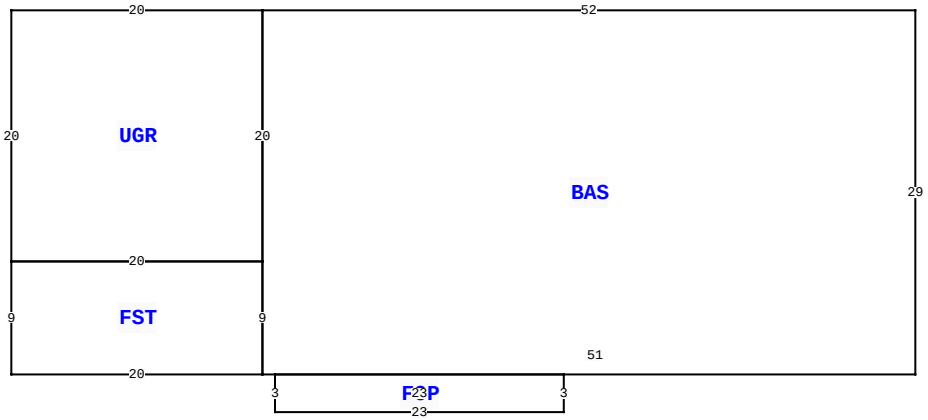
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	04	PLYWOOD 30
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34317.070	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,508	100		1,508	143,377
FOP	69	30		21	1,997
FST	180	55		99	9,413
UGR	400	45		180	17,114
TOTALS	2,157			1,808	171,900

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,808	113.1900	126.77	229,200	1962	2000	0	0	0	25.00	75.00

1 SINGLE FAM 0% - 2025 Heated Area: 1508 HX Base Yr



331 SE OLUSTEE AVE, 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: 2	Tax Dist:
BUILDING MARKET VALUE	171,900
TOTAL MARKET OB/XF VALUE	2,250
TOTAL LAND VALUE - MARKET	20,905
TOTAL MARKET VALUE	195,055
SOH/AGL Deduction	0
ASSESSED VALUE	195,055
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	195,055
TOTAL JUST VALUE	195,055
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	197,347

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1536/411	3/21/2025	WD	U	I	11	100
GRANTOR: SUMMERS STEVEN ERIC						
GRANTEE: SUMMERS TYLER JORDA						
1510/1713	3/18/2024	WD	U	I	37	96,700
GRANTOR: TUCKER RYHAN						
GRANTEE: SUMMERS STEVEN ERIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 UGR= W20S20 E20 N20$ S20 FST= W20 S9 E20 N9 $ S9 E1
FOP= S3 E23 N3W23$ E51 N29$.

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	3,000.00	3,000.00	50	1993	1993	3	50	1,500	
4	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 2,250

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	0		RSF-	110.00	110.00	1.00	LT		1.00	1.00	1.13	18,500.00	20,905.00	20,905							

REVIEW DATE 03/21/2024 BY TP Total Acres: 0.28 Total Land Value: 20,905 Market: 0 Agricultural: 0 Common: 20,905 PRINTED 11/19/2025 BY SYS