LOT 2 BLOCK 3 LAKE FOREST S/D UN
ORB 336-364, DC MILFORD PORTER 1

SUMMERLIN DARIN/SUMMERLIN PATRICIA W
679 SW ALAMO DR
LAKE CITY, FL 32025

2026

00-00-00-07886-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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

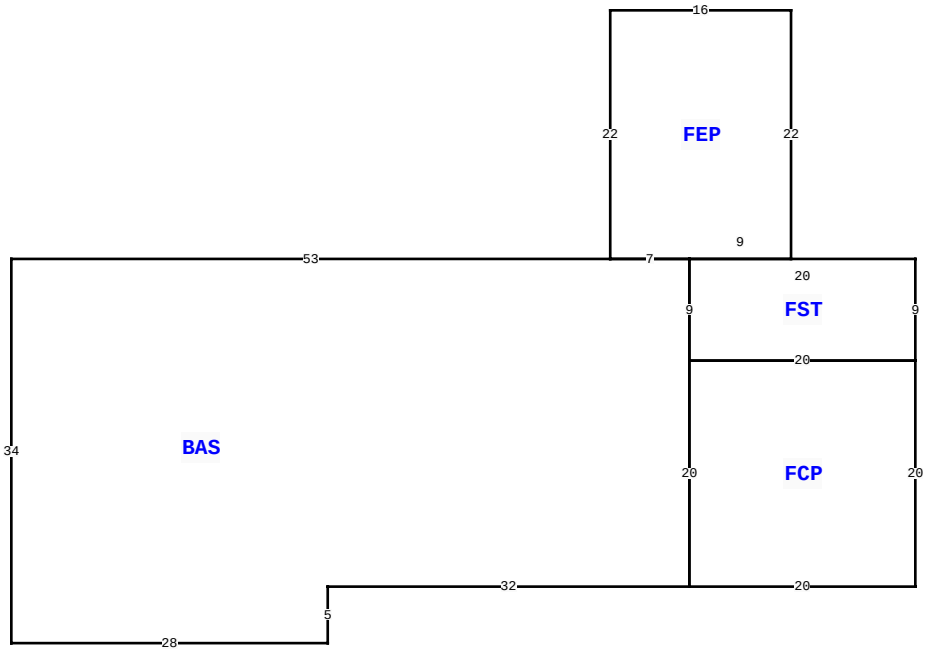
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6417.0100	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,880	100		1,880	153,251
FCP	400	25		100	8,152
FEP	352	80		282	22,988
FST	180	55		99	8,070
TOTALS	2,812			2,361	192,460

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,361	111.9690	125.41	296,093	1965	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2006 Heated Area: 1880 HX Base Yr 2006



679 SW ALAMO DR, 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: 1	Tax Dist:	
BUILDING MARKET VALUE		192,460
TOTAL MARKET OB/XF VALUE		580
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		211,540
SOH/AGL Deduction		78,978
ASSESSED VALUE		132,562
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		81,840
TOTAL JUST VALUE		211,540
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		211,540

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1052/0962	7/19/2005	WD	Q	I		140,000

GRANTOR: PORTER
GRANTEE: SUMMERLIN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W53 S34 E28 N5 E32 FCP= E20 N20 W20 S20$ N20 FST= E20 N9 W20 S9$ N9 FEP= E9 N22 W16 S22 E7$ W7$.

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	1.00	UT	0.00	0.00	100	0	0	3	100	280	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 580

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	110.00	135.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 08/25/2016 BY DF Total Acres: 0.34 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 01/12/2026 BY SYS