W DIV: BEG SE COR OF BLOCK A,
RUN W 105 FT, N 105 FT, E 105
FT TO W R/W FOURTH ST, S ALONG

SUMNER CHARYL L
1468 SW MAIN BLVD STE# 71
LAKE CITY, FL 32025

2026

00-00-00-12283-000

BUILDING CHARACTERISTICS

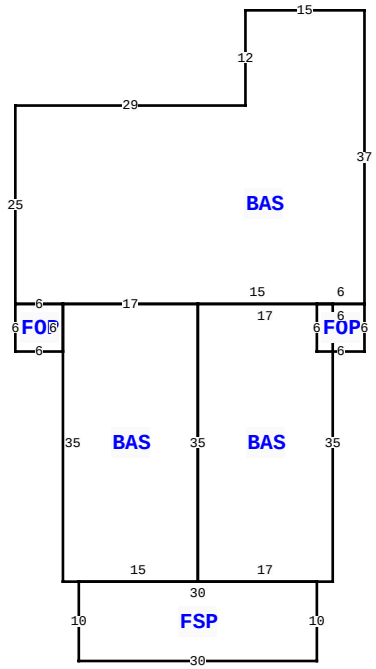
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Stories	1.	1. 100
Units		4 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0800	MULTI-FAM <10
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	840317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	595	100		595	25,897
BAS	595	100		595	25,897
BAS	1,280	100		1,280	55,711
FOP	36	30		11	479
FOP	36	30		11	479
FSP	300	40		120	5,223
TOTALS	2,842			2,612	113,685

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
2800	03	2,612	111.1760	96.72	252,633	1927	1927	0	0	5	50.00	45.00

1 TRI/QUAD 0% - 0 Heated Area: 2470 HX Base Yr



395 NW DESOTO ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	113,685
TOTAL MARKET OB/XF VALUE	50
TOTAL LAND VALUE - MARKET	18,600
TOTAL MARKET VALUE	132,335
SOH/AGL Deduction	6,491
ASSESSED VALUE	125,844
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	125,844
TOTAL JUST VALUE	132,335
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	120,425

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1328	MAINT/ALTR	50	06/16/2009
2202	SFR	60	09/14/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1384/2420	5/02/2019	WD	Q	I	01	75,000
GRANTOR: STALEY INVESTMENTS IN						
GRANTEE: CHARYL L SUMNER						
1017/1792	6/03/2004	WD	Q	V	01	48,500
GRANTOR: LCCCC FOUNDATION						
GRANTEE: STALEY INVESTMENTS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 S12 W29 S25 FOP= S6E6 N6 W6$ E6 BAS= S35 E2 FSP= S10 E30 N10 W30$ E15 N35 W17$ E17 BAS= S35 E17 N35 W17$ E15 FOP= S6 E6 N6 W6$ E6 N37$.

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	2003	2003	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 50

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	0800	C	MULTI-FAM	0		*RSF-3	0.00	0.00	12,400.00	SF		1.00	1.00	0.75	2.00	1.50	18,600							

REVIEW DATE 08/25/2016 BY DF Total Acres: 0.28 Total Land Value: 18,600 Market: 0 Agricultural: 0 Common: 18,600 PRINTED 06/09/2026 BY SYS