S DIV: LOTS 1 & 12 BLOCK A MELTO

DC 750-713, WD 1221-935,

SUMMERALL MILAS ROBERT/SUMMERALL MARY H
394 SW LAKEVIEW AVE
LAKE CITY, FL 32025

2027

00-00-00-13926-000

BUILDING CHARACTERISTICS

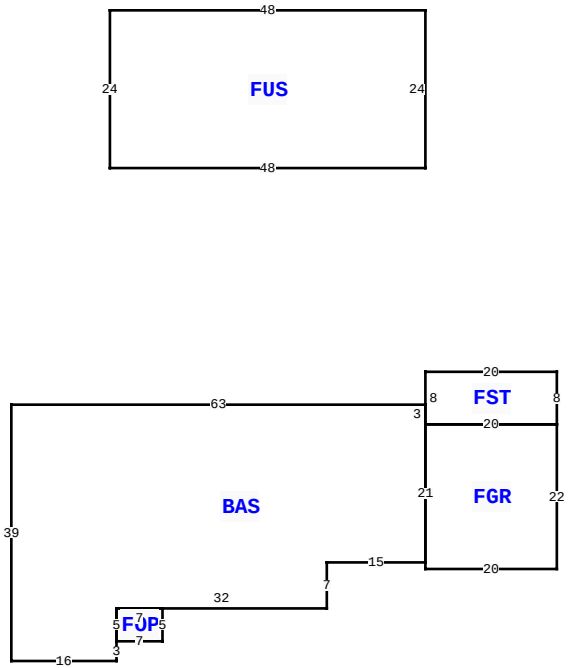
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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 06
NEIGHBORHOOD/LOC	870317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,976	100		1,976	160,845
FGR	440	55		242	19,699
FOP	35	30		10	814
FST	160	55		88	7,163
FUS	1,152	100		1,152	93,772
TOTALS	3,763			3,468	282,294

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,468	113.8497	125.23	434,298	1972	1972	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2012 Heated Area: 3128 HX Base Yr 2012



394 SW LAKEVIEW AVE, LAKE CITY

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

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	1993	1993	3	100	1,000	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		282,294
TOTAL MARKET OB/XF VALUE		3,500
TOTAL LAND VALUE - MARKET		20,713
TOTAL MARKET VALUE		306,507
SOH/AGL Deduction		121,777
ASSESSED VALUE		184,730
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		133,319
TOTAL JUST VALUE		306,507
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		311,646

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1221/0935	9/13/2011	WD	Q	I	01	175,000

GRANTOR: FRANCES WARD

GRANTEE: MILAS ROBERT & MARY

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W63 S39 E16 N3 FOP= E7 N5 W7 S5$ N5 E32 N7 E15 FGR= S1 E20 N22 W20 S21 $ N21 FST= E20 N8 W20 S8$ N3$ PTR=N60 FUS= W48 S24 E48 N24$ S60$.

LAND DESCRIPTION

TOTAL OB/XF 3,500

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	0.00	0.00	18,532.00	SF		1.00	1.00	0.60	1.00	0.60	11,119							
2	0100	C	SFR	100		*RSF-2	0.00	0.00	15,990.00	SF		1.00	1.00	0.60	1.00	0.60	9,594							

REVIEW DATE 09/08/2016 BY DF Total Acres: 0.79 Total Land Value: 20,713 Market: 0 Agricultural: 0 Common: 20,713 PRINTED 11/17/2026 BY SYS