S DIV: LOT 4 BLOCK A MELTON'S S/
LE 768-1668, DC 976-1349, DC 976

SOMMER STEPHEN/SOMMER SUSAN
505 SW AVIATION DR
LAKE CITY, FL 32025

2027

00-00-00-13929-000

BUILDING CHARACTERISTICS

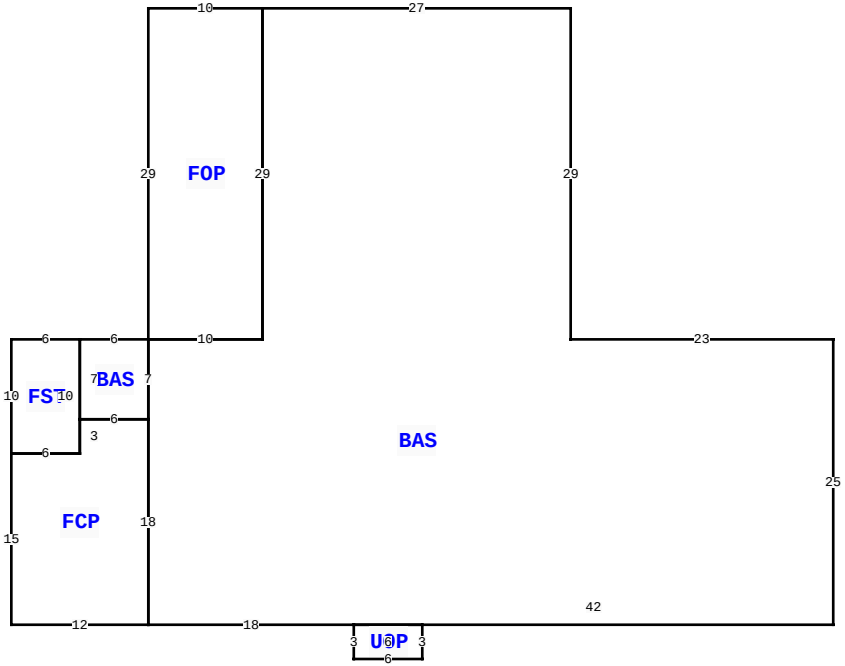
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	870317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	42	100		42	3,387
BAS	2,283	100		2,283	184,129
FCP	198	25		50	4,033
FOP	290	30		87	7,017
FST	60	55		33	2,662
UOP	18	20		4	322
TOTALS	2,891			2,499	201,549

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,499	112.7980	124.08	310,076	1961	1961	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2022 Heated Area: 2325 HX Base Yr



456 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	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0040	BARN,POLE	0	0	18	21	378.00	UT	1.50	1.50	100	1993	1993	3	100	567	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	201,549
TOTAL MARKET OB/XF VALUE	1,467
TOTAL LAND VALUE - MARKET	15,457
TOTAL MARKET VALUE	218,473
SOH/AGL Deduction	0
ASSESSED VALUE	218,473
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	218,473
TOTAL JUST VALUE	218,473
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	222,128

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1450/2674	10/26/2021	WD	Q	I	01	162,500
GRANTOR: GREENE MARGARET A						
GRANTEE: SOMMER STEPHEN						
1437/484	4/28/2021	TR	U	I	11	100
GRANTOR: HUDSON MARIAN S TRUST						
GRANTEE: GREENE MARGARET A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 N29 W27 FOP= W10 S29 E10 N29$ S29 W10 BAS= W6 FST= W6 S10 E6 N10$ S7 E6 N7$S7 FCP= W6 S3 W6 S15 E12 N18$S18 E18 UOP= S3 E6 N3 W6$ E42 N25$.

LAND DESCRIPTION

TOTAL OB/XF 1,467

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-2	0.00	0.00	15,457.00	SF		1.00	1.00	1.00	1.00	1.00	15,457							

REVIEW DATE 11/19/2021 BY CP Total Acres: 0.35 Total Land Value: 15,457 Market: 0 Agricultural: 0 Common: 15,457 PRINTED 11/17/2026 BY SYS