BEG NE COR OF SW1/4 OF NW1/4,
RUN W 311.74 FT, S 670.57 FT,
E 326.72 FT, N 670.68 FT, W

BECKMAN GREGORY W/BECKMAN CHERYL F
299 SW SUMMERHILL GLN
LAKE CITY, FL 32024

2027

03-5S-16-03455-000

BUILDING CHARACTERISTICS

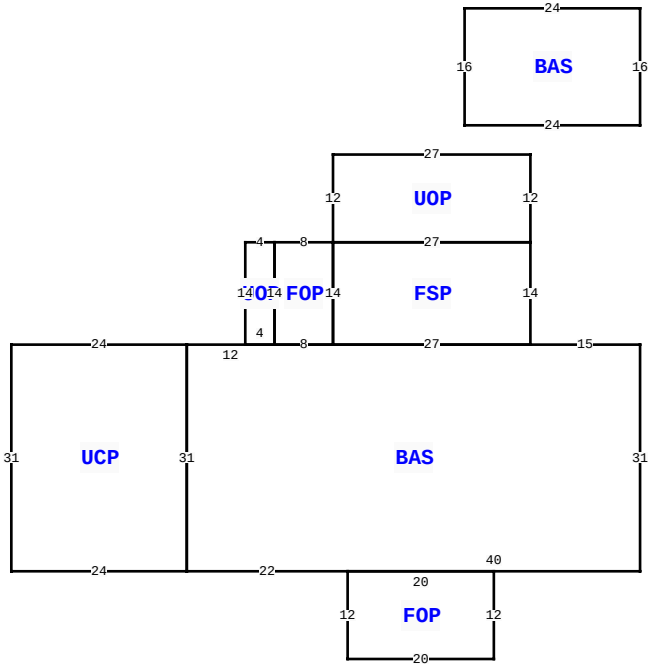
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	3516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	384	100		384	35,626
BAS	1,922	100		1,922	178,317
FOP	112	35		39	3,618
FOP	240	35		84	7,793
FSP	378	40		151	14,009
UCP	744	20		149	13,824
UOP	56	25		14	1,299
UOP	324	25		81	7,515
TOTALS	4,160			2,824	262,002

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,824	116.0000	107.88	304,653	2018	2018	0	0	0	14.00	86.00

1 MANUF 1 100% - 1999 Heated Area: 2306 HX Base Yr 1999



299 SW SUMMERHILL GLN, LAKE CITY

BLD DATE		LGL DATE	04/22/2026 MLU
XF DATE		LAND DATE	
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	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	30	1979	1979	3	30	10,752	
2	0252	LEAN-TO W/	0	100	7	16	112.00	UT	2.50	2.50	100	2007	2007	3	100	280	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0296	SHED METAL	0	100	20	35	700.00	UT	12.00	12.00	85	2007	2007	3	85	7,140	
5	0060	CARPORT F	0	100	22	35	770.00	UT	5.00	5.00	80	2007	2007	3	80	3,080	
6	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		262,002
TOTAL MARKET OB/XF VALUE		24,752
TOTAL LAND VALUE - MARKET		51,306
TOTAL MARKET VALUE		338,060
SOH/AGL Deduction		145,102
ASSESSED VALUE		192,958
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		136,547
TOTAL JUST VALUE		338,060
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		340,877

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053185	Roof Replacement	11,000	05/21/2025
19753	PUMP/UTPOL	30	07/17/2002
14626	M H	125	10/15/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0864/0402	7/31/1998	WD	Q	I	01	68,800

GRANTOR: KAY BECKMAN

GRANTEE: GREGORY & CHERYL BE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FSP= N14 UOP= N12 W27 S12 E27$ W27 S14 E27$ W27 FOP= N14 W8 S14 E8$ W8 UOP= N14 W4 S14 E4$ W12 UCP= W24 S31 E24 N31$ S31 E22 FOP= S12 E20 N12 W20$ E40 N31$ PTR= N30 BAS= N16 W24 S16 E24$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 24,752

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	0200	C	MBL HM	100		A-1	0.00	0.00	5.03	AC		1.00	1.00	0.85	12,000.00	10,200.00	51,306							

REVIEW DATE 02/03/2026 BY KS Total Acres: 5.03 Total Land Value: 51,306 Market: 0 Agricultural: 0 Common: 51,306 PRINTED 11/17/2026 BY SYS