COMM SW COR OF SW1/4 OF NW1/4, R
FOR POB, CONT E 326.72 FT, N 670
FT, S 670.45 FT TO POB. EX RD R/

KRUMMRICH JERRT T/KRUMMRICH KAREN A
260 SW SUMMERHILL GLN
LAKE CITY, FL 32024

2027

03-5S-16-03455-003

BUILDING CHARACTERISTICS

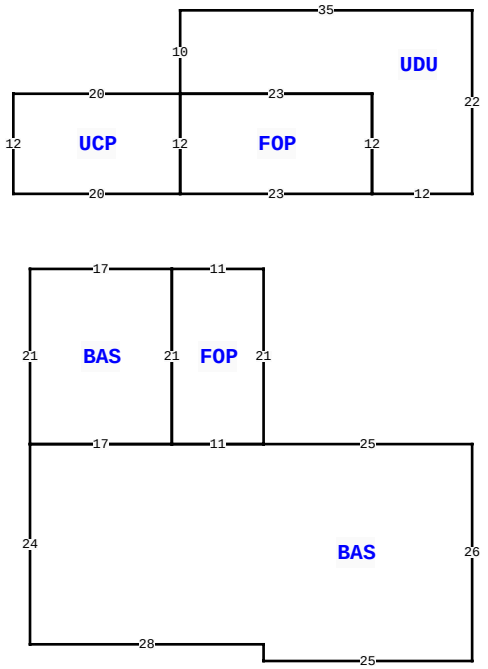
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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 01
NEIGHBORHOOD/LOC	3516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	357	100		357	29,612
BAS	1,322	100		1,322	109,655
FOP	231	30		69	5,723
FOP	276	30		83	6,885
UCP	240	20		48	3,981
UDU	494	55		272	22,562
TOTALS	2,920			2,151	178,418

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,151	116.0120	127.61	274,489	1973	1973	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1679 HX Base Yr



260 SW SUMMERHILL GLN, LAKE CITY

BLD DATE		LGL DATE	04/22/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	178,418
TOTAL MARKET OB/XF VALUE	2,700
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	241,118
SOH/AGL Deduction	129,720
ASSESSED VALUE	111,398
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	59,987
TOTAL JUST VALUE	241,118
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	244,361

PRMT:2:1: REMODEL SHED / CARPORT

SALE:1:1: 5.03 AC PLUS IMP - WIDOW NEEDED TO SELL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048008	Roof Replacement	10,200	08/29/2023
000048009	Roof Replacement	15,700	08/29/2023
18699	REMODEL	50	09/06/2001
14777	REMODEL	50	11/30/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1517/2529	5/29/2024	LE	U	I	14	100
GRANTOR: KRUMMRICH JERRY T (EN						
GRANTEE: DINGES JON MICHAEL						
0736/0940	11/12/1990	WD	U	I	12	45,000
GRANTOR: GABER						
GRANTEE: KRUMMRICH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 FOP= N21 W11 S21 E11$ W11 BAS= N21 W17 S21 E17$ W17 S24 E28 S2 E25 N26$ PTR= N30 UDU= N22 W35 S10 E23 S12 FOP= N12 W23 UCP= W20 S12 E20 N12$ S12 E23$ E12$ S30$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	200	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	500.00	500.00	100	2026	2025		100	500	

LAND DESCRIPTION

TOTAL OB/XF 2,700

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		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,000							

REVIEW DATE 01/30/2026 BY JB Total Acres: 5.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 11/17/2026 BY SYS