COMM 30.01 FT E OF NW COR OF
SW1/4 OF NW1/4, RUN S 137.32
FT FOR POB, E 326.93 FT, S

SWAYZE WILLIAM L III
137 SW SUMMERHILL GLN
LAKE CITY, FL 32024

2026

03-5S-16-03455-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

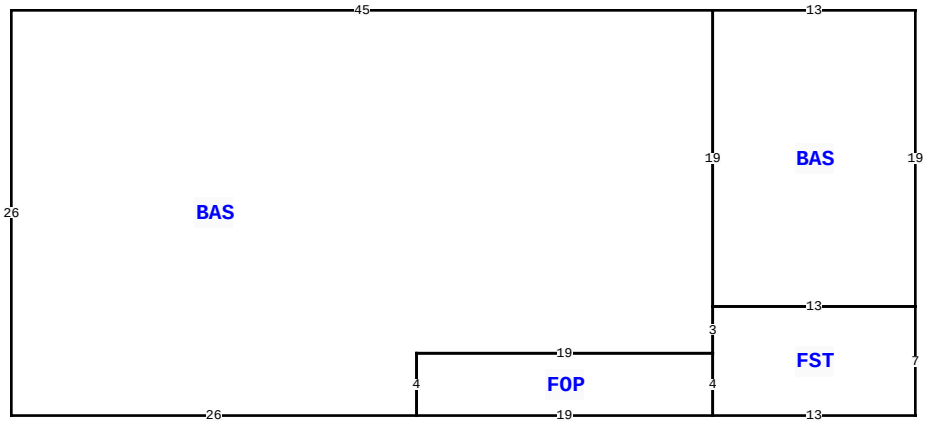
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	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 01
NEIGHBORHOOD/LOC	3516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	247	100		247	22,073
BAS	1,094	100		1,094	97,762
FOP	76	30		23	2,055
FST	91	55		50	4,468
TOTALS	1,508			1,414	126,358

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,414	120.6000	137.48	194,397	1975	1975	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2016 Heated Area: 1341 HX Base Yr 2016



137 SW SUMMERHILL GLN, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		126,358
TOTAL MARKET OB/XF VALUE		13,874
TOTAL LAND VALUE - MARKET		44,000
TOTAL MARKET VALUE		184,232
SOH/AGL Deduction		71,099
ASSESSED VALUE		113,133
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		61,722
TOTAL JUST VALUE		184,232
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		169,899

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1297/1774	6/15/2015	WD	U	I	30	100
GRANTOR: AMANDA S OHMSTEDE						
GRANTEE: WILLIAM L SWAYZE 11						
0592/0142	5/01/1986	WD	Q	I		46,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W45 S26 E26 FOP= E19 N4W19 S4$ N4 E19 FST= S4 E13 N7W13 S3$ N3 BAS= E13 N19 W13 S19$ N19$.

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	0010	BARN,BLK	0	100	25	25	1.00	UT	0.00	0.00	100	0	0	3	100	4,650	
2	0166	CONC,PAVMT	0	100	10	16	160.00	UT	2.00	2.00	70	1993	1993	3	70	224	
3	0296	SHED METAL	0	100	12	20	240.00	UT	5.00	5.00	50	1993	1993	3	50	600	
4	0296	SHED METAL	0	100	10	12	120.00	UT	5.00	5.00	50	1993	1993	3	50	300	
5	0040	BARN,POLE	0	100	45	30	1,350.00	UT	6.00	6.00	100	2007	2007	3	100	8,100	

LAND DESCRIPTION

TOTAL OB/XF 13,874

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	4.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	44,000							

REVIEW DATE 02/03/2026 BY KS Total Acres: 4.00 Total Land Value: 44,000 Market: 0 Agricultural: 0 Common: 44,000 PRINTED 05/12/2026 BY SYS