COMM SE COR OF SE1/4 OF NW1/4, R
FOR POB, CONT W 326.72 FT, N 670
FT, S 671.03 FT TO POB, EX RD R/

MEYERS JOHN STEVEN/MEYERS SUE
480 SW SUMMERHILL GLN
LAKE CITY, FL 32024

2027

03-5S-16-03455-010

BUILDING CHARACTERISTICS

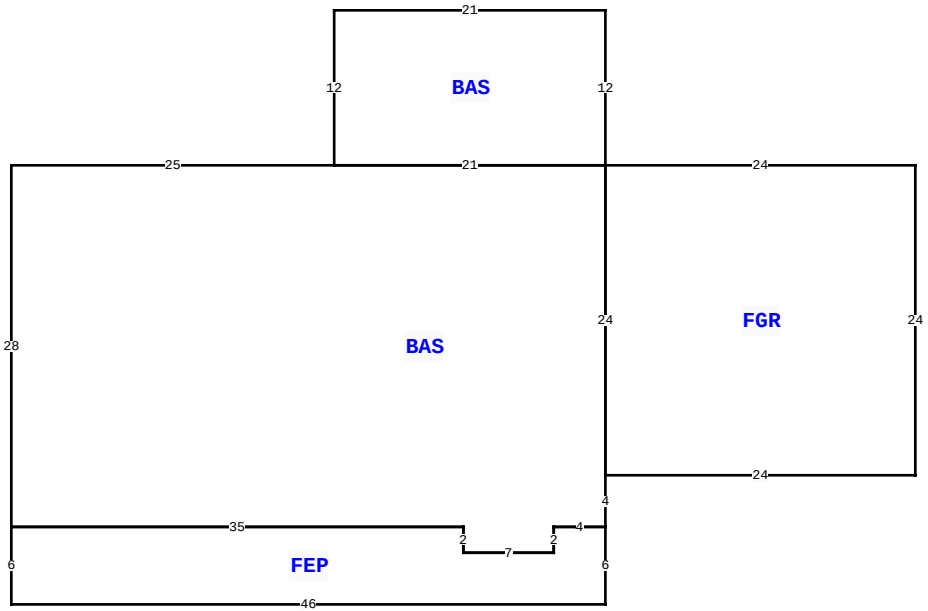
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	21	STONE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	04	04
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	252	100		252	13,128
BAS	1,302	100		1,302	67,829
FEP	262	80		210	10,940
FGR	576	55		317	16,514
TOTALS	2,392			2,081	108,412

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,081	86.1050	94.72	197,112	1993	1993	0	0	10	35.00	55.00

1 SINGLE FAM 0% - 2026 Heated Area: 1554 HX Base Yr



480 SW SUMMERHILL GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
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	108,412
TOTAL MARKET OB/XF VALUE	12,956
TOTAL LAND VALUE - MARKET	60,360
TOTAL MARKET VALUE	181,728
SOH/AGL Deduction	0
ASSESSED VALUE	181,728
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	181,728
TOTAL JUST VALUE	181,728
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	214,614

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32465	MAINT/ALTR	75	11/07/2014
6658	SFR	32,000	12/10/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1556/1680	12/11/2025	WD	U	I	18	190,000
GRANTOR: THE SECRETARY OF VETE						
GRANTEE: MEYERS JOHN STEVEN						
1530/1358	12/26/2024	WD	U	I	18	100
GRANTOR: ALLIED FIRST BANK D/B						
GRANTEE: THE SECRETARY OF VE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 S28 FEP= S6 E46 N6W4 S2 W7 N2 W35$ E35 S2 E7 N2 E4 N4 FGR= E24 N24 W24 S24$ N24 BAS= N12 W21 S12 E21$ W21$.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	0	20	24	480.00	UT	1.40	1.40	100	0	0	3	100	672	
4	0070	CARPORT UF	0	0	18	20	360.00	UT	2.50	2.50	100	2007	2007	3	100	900	
5	0296	SHED METAL	0	0	12	20	240.00	UT	12.00	12.00	100	2007	2007	3	100	2,880	
6	0294	SHED WOOD/	0	0	28	12	336.00	UT	14.00	14.00	100	2007	2007	3	100	4,704	
7	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,000	
8	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300	
9	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 12,956

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		A-1	0.00	0.00	5.03	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,360							

REVIEW DATE 02/18/2026 BY TP Total Acres: 5.03 Total Land Value: 60,360 Market: 0 Agricultural: 0 Common: 60,360 PRINTED 11/17/2026 BY SYS