

COMM SW COR OF SE1/4 OF NW1/4, R  
FOR POB, CONT E 326.72 FT, N 670  
326.72 FT, N 670.92 FT TO POB.

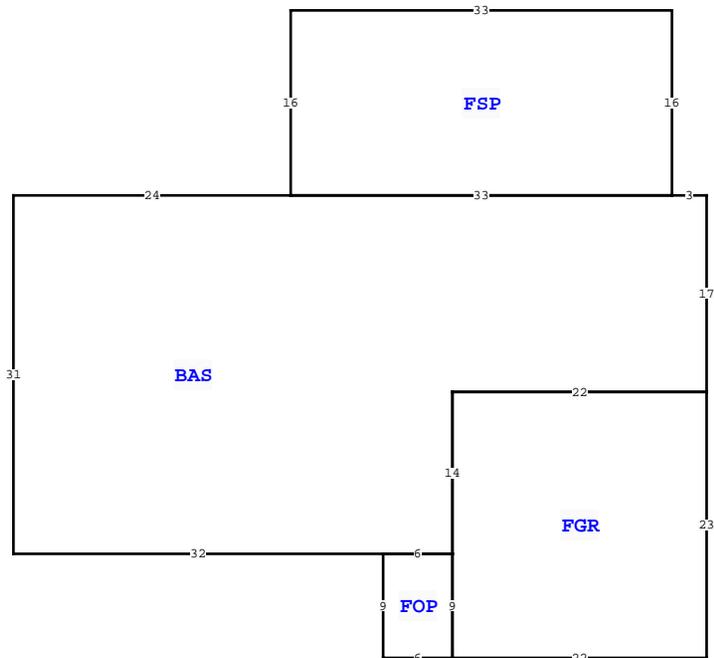
BALMER MARGARET ELIZABETH/CORNELL WILLIAM C  
418 SW SUMMERHILL GLN  
LAKE CITY, FL 32024

**2026**

03-5S-16-03455-013  


| ELEMENT       | CD | BUILDING CHARACTERISTICS 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 | 14 | CARPET 100                            |
| 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                                |

| MARKET ADJUSTMENTS                                  |     |           |             |                |                |      |      |      |      |       |        |  |  |
|---|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|--|--|
| TYPE  | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |  |  |
| 0100  | 01  | 2,057     | 112.5200    | 128.27         | 263,851        | 1979 | 1979 | 0    | 0    | 35.00 | 65.00  |  |  |
| 1 SINGLE FAM 0% - 2026 Heated Area: 1552 HX Base Yr |     |           |             |                |                |      |      |      |      |       |        |  |  |



| 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              | 1,552            | 100           |      | 1,552        | 129,399              |
| FGR              | 506              | 55            |      | 278          | 23,178               |
| FOP              | 54               | 30            |      | 16           | 1,334                |
| FSP              | 528              | 40            |      | 211          | 17,592               |
| TOTALS           | 2,640            |               |      | 2,057        | 171,503              |

418 SW SUMMERHILL GLN, LAKE CITY

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

| EXTRA FEATURES |            |             |         |   |    |       |    |       |                |           |         |             |   |        |                 |       |
|----------------|------------|-------------|---------|---|----|-------|----|-------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| L N            | 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 |
| 2              | 0070       | CARPORT UF  | 0       | 0 | 21 | 22    |    |       | 3.00           | 50        | 1993    | 1993        | 3 | 50     | 693             |       |
| 3              | 0180       | FPLC 1STRY  | 0       | 0 | 0  | 0     |    |       | 2,000.00       | 100       | 2007    | 2007        | 3 | 100    | 2,000           |       |

TOTAL OB/XF 2,693

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH 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     |                             |      |         |      |     |    |        |

| COLUMBIA COUNTY PROPERTY  |           |  |             |
|---------------------------|-----------|--|-------------|
| VALUATION SUMMARY         |           |  | PAGE 1 of 1 |
| VALUATION BY              |           |  | STANDARD    |
| Tax Group: 3              | Tax Dist: |  |             |
| BUILDING MARKET VALUE     |           |  | 171,503     |
| TOTAL MARKET OB/XF VALUE  |           |  | 2,693       |
| TOTAL LAND VALUE - MARKET |           |  | 60,360      |
| TOTAL MARKET VALUE        |           |  | 234,556     |
| SOH/AGL Deduction         |           |  | 0           |
| ASSESSED VALUE            |           |  | 234,556     |
| TOTAL EXEMPTION VALUE     |           |  | 0           |
| BASE TAXABLE VALUE        |           |  | 234,556     |
| TOTAL JUST VALUE          |           |  | 234,556     |
| NCON VALUE                |           |  | 0           |
| INCOME VALUE              |           |  |             |
| PREVIOUS YEAR MKT VALUE   |           |  | 227,531     |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |

| SALES DATA                     |            |           |     |     |        |            |
|--------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1532/2569                      | 2/10/2025  | PB        | U   | I   | 18     | 0          |
| GRANTOR: CORNELL MARGARET J    |            |           |     |     |        |            |
| GRANTEE: BALMER MARGARET ELI   |            |           |     |     |        |            |
| 1533/1472                      | 12/10/2024 | WD        | U   | I   | 11     | 100        |
| GRANTOR: COLLETT MELISSA A FKA |            |           |     |     |        |            |
| GRANTEE: BALMER MARGARET ELI   |            |           |     |     |        |            |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS   |  |  |  |  |  |  |  |  |  |  |  |  |  |
|---|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W24 S31 E32 FOP= S9 E6 N9 W6\$ E6 FGR= S9 E22 N23 W22S14\$ N14 E22 N17 W3 FSP= N16W33 S16 E33\$ W33\$. |  |  |  |  |  |  |  |  |  |  |  |  |  |