BEG 179.59 FT E OF SW COR OF SE1/4 OF NW1/4, RUN E 163.36 FT, N 670.8 FT, W 163.36 FT, S

GRIER ROSE E
396 SW SUMMERHILL GLN
LAKE CITY, FL 32024-9514

2027

03-5S-16-03455-016

BUILDING CHARACTERISTICS

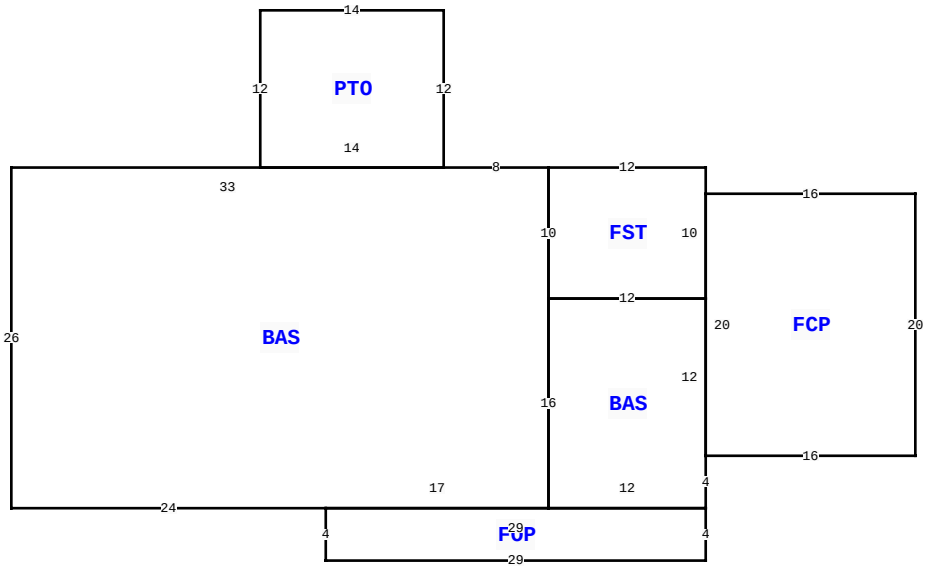
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	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	192	100		192	16,446
BAS	1,066	100		1,066	91,310
FCP	320	25		80	6,852
FOP	116	30		35	2,998
FST	120	55		66	5,653
PTO	168	5		8	685
TOTALS	1,982			1,447	123,946

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,447	119.8000	131.78	190,686	1976	1976	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1999 Heated Area: 1258 HX Base Yr 1999



396 SW SUMMERHILL GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 MLU
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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0040	BARN,POLE	0	100	12	12	144.00	UT	2.50	2.50	100	1993	1993	3	100	360	
3	0294	SHED WOOD/	0	100	10	12	120.00	UT	7.50	7.50	70	1993	1993	3	70	630	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		123,946
TOTAL MARKET OB/XF VALUE		1,290
TOTAL LAND VALUE - MARKET		24,598
TOTAL MARKET VALUE		149,834
SOH/AGL Deduction		64,804
ASSESSED VALUE		85,030
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		33,619
TOTAL JUST VALUE		149,834
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		152,091

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31062	MAINT/ALTR	30	05/20/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0872/0575	12/30/1998	WD	Q	I		69,500
GRANTOR: PEART						
GRANTEE: GRIER						
0705/0423	12/19/1989	WD	Q	I		43,000
GRANTOR: PETER SMITH						
GRANTEE: WILLIAM PEART						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 PTO= N12 W14 S12 E14$ W 33 S26 E24 FOP= S4 E29 N4W29$ E17 BAS= E12 N4 FCP= E16 N20 W16 S20$ N12 W12 S16$ N16 FST= E12 N10 W12 S10$ N10$.

LAND DESCRIPTION

TOTAL OB/XF 1,290

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	2.51	AC		1.00	1.00	0.70	14,000.00	9,800.00	24,598							

REVIEW DATE 01/30/2026 BY JB Total Acres: 2.51 Total Land Value: 24,598 Market: 0 Agricultural: 0 Common: 24,598 PRINTED 11/17/2026 BY SYS