COMM NW COR OF SE1/4 OF NW1/4, E
POB, CONT E 296.72 FT, S 149.03
N 149.03 FT TO POB.

STRACHAN ALISON/STRACHAN TIMOTHY SR
449 SW SUMMERHILL GLN
LAKE CITY, FL 32024

2027

03-5S-16-03455-017

BUILDING CHARACTERISTICS

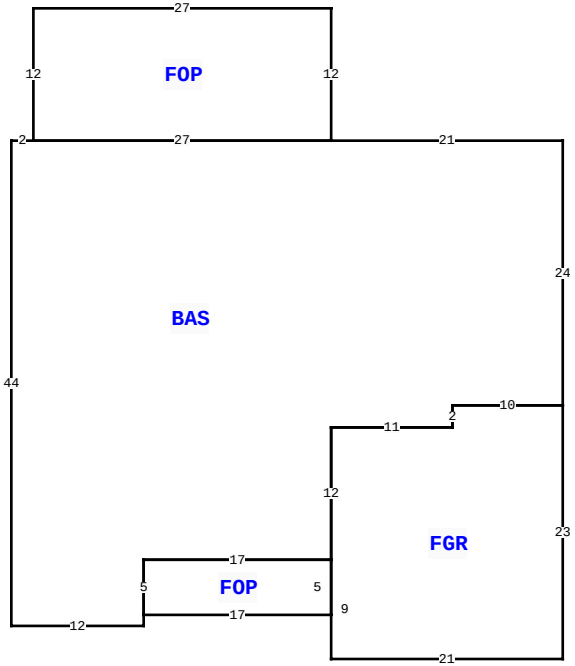
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
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	1,700	100		1,700	210,515
FGR	461	55		254	31,454
FOP	85	30		26	3,220
FOP	324	30		97	12,012
TOTALS	2,570			2,077	257,200

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,077	118.5030	130.35	270,737	2020	2020	0	0	0	5.00	95.00

2 SINGLE FAM 100% - 2021 Heated Area: 1700 HX Base Yr 2021



449 SW SUMMERHILL GLN, LAKE CITY

BLD DATE		LGL DATE	04/16/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	257,200
TOTAL MARKET OB/XF VALUE	6,300
TOTAL LAND VALUE - MARKET	18,180
TOTAL MARKET VALUE	281,680
SOH/AGL Deduction	25,520
ASSESSED VALUE	256,160
TOTAL EXEMPTION VALUE	HX HB VX 56,411
BASE TAXABLE VALUE	199,749
TOTAL JUST VALUE	281,680
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	286,356

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051569	Generator	0	11/20/2024
39735	SFR	0	05/05/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1404/0486	1/22/2020	WD	U	V	11	100

GRANTOR: JOSEPH BARBER JR

GRANTEE: ALISON & TIMOTHY ST

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=10,-28] W21 W27 W2 S44 E12 N1 N5 E17 N12 E11 N2 E10 N24 $
FGR=[ORIG=10,-4] W10 S2 W11 S12 S9 E21 N23 $
FOP=[ORIG=-38,-40] E27 S12 W27 N12 $
FOP=[ORIG=-28,10] E17 S5 W17 N5 $
.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	600.00	600.00	100	2021	2020		100	600	
2	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

LAND DESCRIPTION

TOTAL OB/XF 6,300

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	1.01	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,180							

REVIEW DATE 03/06/2026 BY robin Total Acres: 1.01 Total Land Value: 18,180 Market: 0 Agricultural: 0 Common: 18,180 PRINTED 11/17/2026 BY SYS