COMM NE COR OF SE1/4 OF NW1/4, R FOR POB, CONT W 326.72 FT, S 670 FT, N 670.80 FT TO POB & EX 1 AC

LANDERS FRANCES A
395 SW SUMMERHILL GLN
LAKE CITY, FL 32024

2027

03-5S-16-03455-020

BUILDING CHARACTERISTICS

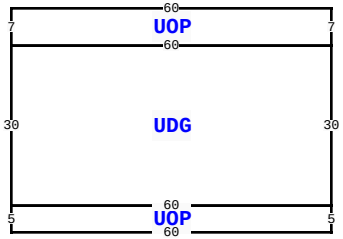
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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/

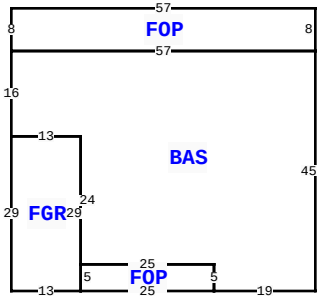
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,063	100		2,063	179,410
FGR	377	55		207	18,002
FOP	125	30		38	3,305
FOP	456	30		137	11,914
UDG	1,800	55		990	86,097
UOP	300	20		60	5,218
UOP	420	20		84	7,305
TOTALS	5,541			3,579	311,250

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,579	102.4100	112.65	403,174	2006	2006	0	0	0	22.80	77.20

1 SINGLE FAM 100% - 2006 Heated Area: 2063 HX Base Yr 2006





395 SW SUMMERHILL GLN, LAKE CITY

BLD DATE		LGL DATE	04/22/2026 MLU
XF DATE		LAND DATE	
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	0166	CONC,PAVMT	0	100	15	60	900.00	UT	2.00	2.00	100	2005	2005	3	100	1,800	
2	0070	CARPORT UF	0	100	12	20	240.00	UT	2.50	2.50	100	2006	2006	3	100	600	
3	0296	SHED METAL	0	100	24	24	576.00	UT	12.00	12.00	100	2006	2006	3	100	6,912	
4	0060	CARPORT F	0	100	18	20	360.00	UT	5.00	5.00	100	2006	2006	3	100	1,800	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	311,250
TOTAL MARKET OB/XF VALUE	11,612
TOTAL LAND VALUE - MARKET	44,330
TOTAL MARKET VALUE	367,192
SOH/AGL Deduction	109,441
ASSESSED VALUE	257,751
TOTAL EXEMPTION VALUE	HX HB SX WX 106,411
BASE TAXABLE VALUE	151,340
TOTAL JUST VALUE	367,192
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	372,856

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052956	Roof Replacement	23,830	04/28/2025
23534	SFR	589	08/24/2005
22806	GARAGE	450	02/10/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1435/2700	4/21/2021	LE	U	I	14	100
GRANTOR: LANDERS FRANCES A						
GRANTEE: O'BRIEN MICHAEL						
1017/1372	5/24/2004	WD	Q	I		45,000
GRANTOR: HOLLNAGEL						
GRANTEE: JACKSON L & FRANCES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N45 FOP= N8 W57 S8 E57$ W57 S16 FGR= S29 E13 N29 W13$ E13 S24 FOP= S5 E25 N5 W25$ E25 S5 E19 $ PTR= N80 UOP= N5 UDG= N30 UOP= N7 W60 S7 E60$ W60 S30 E60$ W60 S5 E60$ S80$.

LAND DESCRIPTION

TOTAL OB/XF 11,612

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	4.03	AC		1.00	1.00	1.00	11,000.00	11,000.00	44,330							

REVIEW DATE 02/03/2026 BY KS Total Acres: 4.03 Total Land Value: 44,330 Market: 0 Agricultural: 0 Common: 44,330 PRINTED 11/16/2026 BY SYS