LOT 1 SUMMER PLACE S/D.
725-455, 814-2415, 961-1724,

FERGUSON STEVEN D
853 SW SUMMER BREEZE PL
LAKE CITY, FL 32025-6671

2026

06-4S-17-07976-101

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

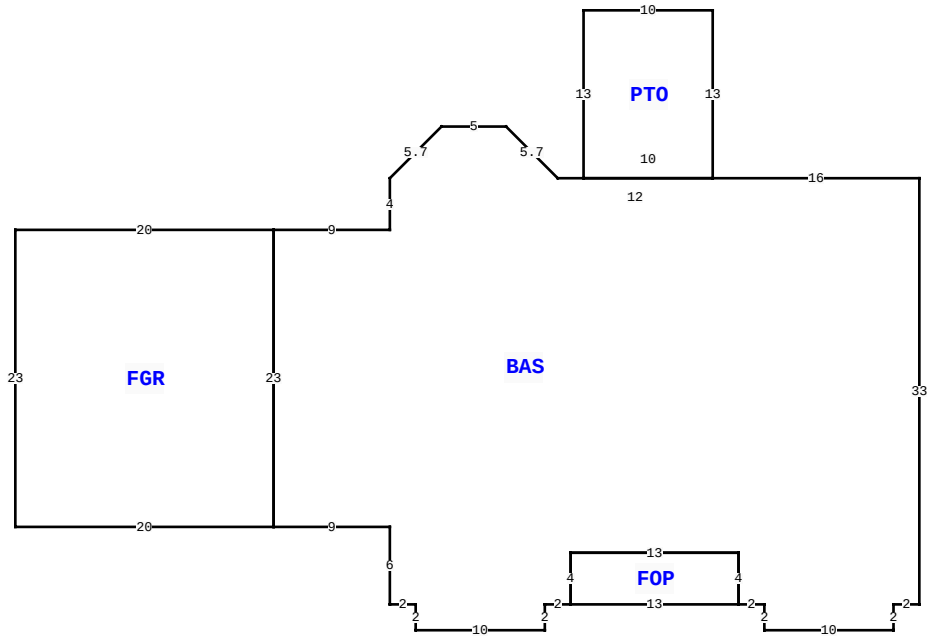
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6417.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,584	100		1,584	154,894
FGR	460	55		253	24,740
FOP	52	30		16	1,564
PTO	130	5		6	587
TOTALS	2,226			1,859	181,785

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,859	126.8685	142.09	264,145	1996	1996	0	0	0	31.18	68.82

1 SINGLE FAM 100% - 2003 Heated Area: 1584 HX Base Yr 2003



853 SW SUMMER BREEZE PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		181,785
TOTAL MARKET OB/XF VALUE		2,933
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		203,218
SOH/AGL Deduction		59,080
ASSESSED VALUE		144,138
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		92,727
TOTAL JUST VALUE		203,218
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		206,070

SALE:1:1: LOT 1 SUMMER PLACE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046765	Roof Replacement	13,295	03/17/2023
637	SFR	265	01/31/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0961/1724	9/03/2002	WD	Q	I		110,000
GRANTOR: WARD						
GRANTEE: STEVEN D FERGUSON						
0814/2415	12/13/1995	WD	U	I	32	78,900
GRANTOR: FRANK A TODD III						
GRANTEE: THOMAS SCOTT WARD &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 PTO= N13 W10 S13 E10$ W12 U4 L4 W5 L4 D4 S4W9
FGR= W20 S23 E20 N23 $ S23 E9 S6 E2 S2 E10 N2 E2 FOP= E13 N4
W13 S4$ N4 E13 S4 E2 S2E10 N2 E2 N33$.

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	1,005.00	UT	1.50	1.50	100	1996	1996	3	100	1,508	
2	0294	SHED WOOD/	0	100	10	10	100.00	UT	7.50	7.50	100	1996	1996	3	100	750	
3	0120	CLFENCE 4	0	100	0	0	150.00	UT	4.50	4.50	100	1996	1996	3	100	675	

LAND DESCRIPTION

TOTAL OB/XF 2,933

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		*RSF-2	125.00	110.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 04/05/2023 BY jerry Total Acres: 0.32 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 05/27/2026 BY SYS