LOT 2 SUMMER PLACE S/D.

725-455, 769-899, 927-1107,

UPSHAW GEORGE W JR/UPSHAW NANCEY W
829 SW SUMMER BREEZE PLACE
LAKE CITY, FL 32025

2027

06-4S-17-07976-102

BUILDING CHARACTERISTICS

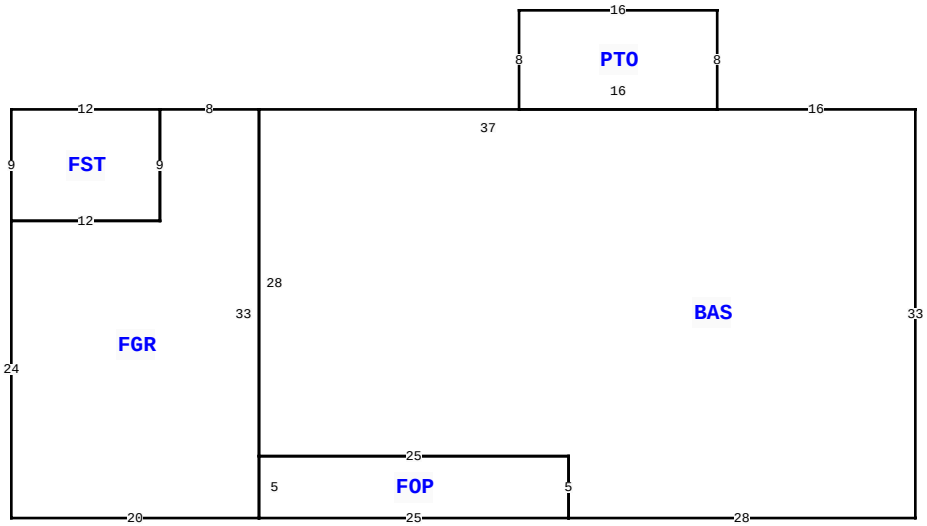
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	08	WD OR PLY 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	05	05
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	1,624	100		1,624	137,164
FGR	552	55		304	25,676
FOP	125	30		38	3,209
FST	108	55		59	4,983
PTO	128	5		6	507
TOTALS	2,537			2,031	171,539

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,031	117.8550	129.64	263,299	1991	1991	0	0	0	34.85	65.15

1 SINGLE FAM 100% - 2003 Heated Area: 1624 HX Base Yr 2003



829 SW SUMMER BREEZE PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 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	0166	CONC,PAVMT	0	100	18	50	900.00	UT	1.40	1.40	100	0	0	3	100	1,260	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	750	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	171,539
TOTAL MARKET OB/XF VALUE	2,110
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	192,149
SOH/AGL Deduction	61,104
ASSESSED VALUE	131,045
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	79,634
TOTAL JUST VALUE	192,149
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	195,272

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0927/1107	5/18/2001	WD	Q	I		89,900
GRANTOR: FAULKNER						
GRANTEE: GEORGE & NANCEY UPS						
0769/0899	12/30/1992	WD	Q	I		73,000
GRANTOR: FRANK TODD						
GRANTEE: LASTER FAULKNER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 PTO= N8 W16 S8 E16$ W 37 FGR= W8 FST= W12 S9E12 N9$ S9 W12 S24 E20 N33$ S28 FOP= S5 E25 N5 W25 $ E25 S5 E28 N33$.

LAND DESCRIPTION

TOTAL OB/XF 2,110

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	115.00	110.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 09/13/2016 BY DF Total Acres: 0.29 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS