LOT 7 SUMMER PLACE S/D.
725-455, 809-1269,

MERRELL JOE A/MERRELL LAVONIA D
749 SW SUMMER SET PL
LAKE CITY, FL 32025

2026

06-4S-17-07976-107

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

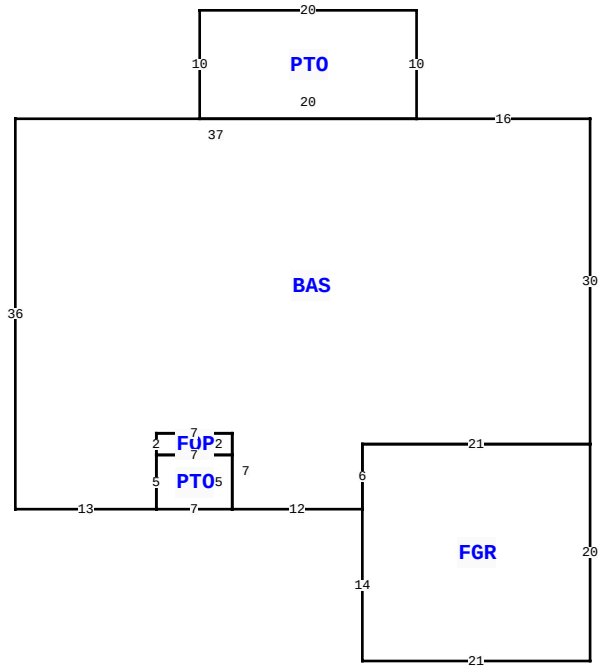
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	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	1,733	100		1,733	169,324
FGR	420	55		231	22,570
FOP	14	30		4	391
PTO	35	5		2	195
PTO	200	5		10	977
TOTALS	2,402			1,980	193,458

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,980	124.6256	139.58	276,368	1995	1995	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 1996 Heated Area: 1733 HX Base Yr 1996



749 SW SUMMER SET 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		193,458
TOTAL MARKET OB/XF VALUE		2,444
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		214,402
SOH/AGL Deduction		65,621
ASSESSED VALUE		148,781
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		97,370
TOTAL JUST VALUE		214,402
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		217,165

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047542	Roof Replacement	15,550	06/26/2023
352	SFR	0	02/03/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0809/1269	8/21/1995	WD	Q	I		88,500

GRANTOR: FRANK A TODD III
GRANTEE: JOE & LAVONIA MERRE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 PTO= N10 W20 S10 E20$ W37 S36 E13 PTO= E7 N5 W7 S5$ N5 FOP= E7 N2 W7 S2$ N2 E7 S7 E12 FGR= S14 E21 N20W21 S6$ N6 E21 N30$.

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	829.00	UT	1.50	1.50	100	1995	1995	3	100	1,244	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1995	1995	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 2,444

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	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 09/22/2023 BY jerry Total Acres: 0.36 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 05/28/2026 BY SYS