LOT 8 SUMMER PLACE S/D.
733-235, 747-051, 766-373, WD 10

LATHAM CHRISTINE/TURNER DANIEL
725 SW SUMMER SET PL
LAKE CITY, FL 32025

2026

06-4S-17-07976-108

BUILDING CHARACTERISTICS

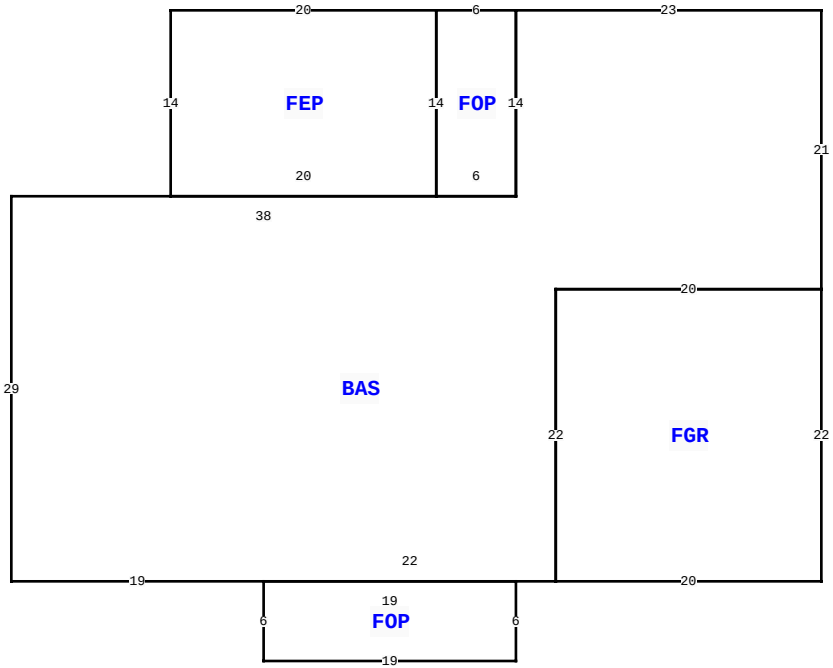
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
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	1,651	100		1,651	119,793
FEP	280	80		224	16,253
FGR	440	55		242	17,559
FOP	84	30		25	1,814
FOP	114	30		34	2,467
TOTALS	2,569			2,176	157,885

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,176	99.4347	111.37	242,341	1991	1991	0	0	0	34.85	65.15

1 SINGLE FAM 100% - 2017 Heated Area: 1651 HX Base Yr 2017



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

725 SW SUMMER SET PL, LAKE CITY

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		157,885
TOTAL MARKET OB/XF VALUE		3,753
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		180,138
SOH/AGL Deduction		56,118
ASSESSED VALUE		124,020
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		73,298
TOTAL JUST VALUE		180,138
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		182,610

SALE:3:1: CONSTRUCTION INC
SALE:2:1: LOT 8, SUMMER PLACE
SALE:1:1: LOT 8 SUMMER PLACE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00317			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1457/1848	1/26/2022	QC	U	I	11	100
GRANTOR: LATHAM CHRISTINE						
GRANTEE: LATHAM CHRISTINE						
1111/1686	2/27/2007	WD	Q	I	01	100
GRANTOR: BERTHA MAE DOTSON (RE						
GRANTEE: CHRISTINE LATHAM (R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 FOP= W6 FEP= W20 S14 E20 N14$ S14 E6 N14$ S14 W38 S29 E19 FOP= S6 E19 N6 W19$ E22 FGR= E20N22W20 S22$ N22 E20 N21$.

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	1.00	UT	2,000.00	2,000.00	75	0	0	3	75	1,500	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0169	FENCE/WOOD	0	100	39	8	1.00	UT	1,404.00	1,404.00	75	1993	1993	3	75	1,053	

LAND DESCRIPTION

TOTAL OB/XF 3,753

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

REVIEW DATE 05/16/2025 BY JS Total Acres: 0.33 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 01/14/2026 BY SYS