LOTS 16, 17, 18 & 19 SUMMER PLAC
725-455, 741-1040, 768-810, 780-

MELLINGER TRICIA M/MELLINGER DANIEL E
1233 SW SUMMER TIME WAY
LAKE CITY, FL 32025-6677

2027

06-4S-17-07976-118

BUILDING CHARACTERISTICS

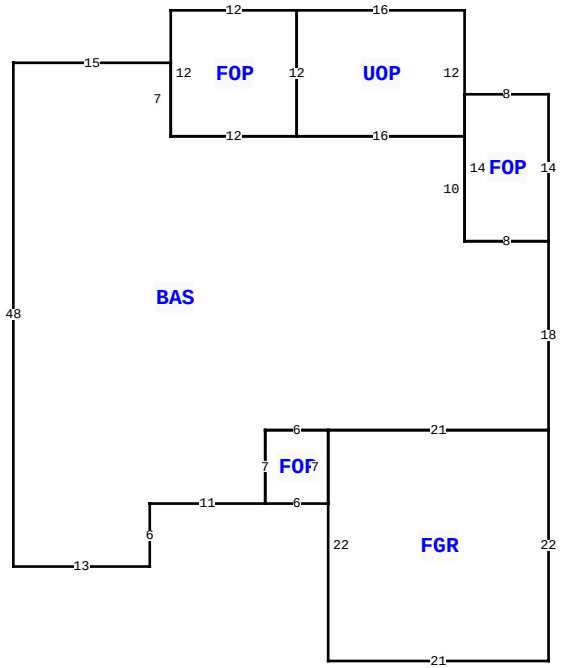
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	08	WD OR PLY 10
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,699	100		1,699	140,897
FGR	462	55		254	21,064
FOP	42	30		13	1,078
FOP	112	30		34	2,820
FOP	144	30		43	3,566
UOP	192	20		38	3,151
TOTALS	2,651			2,081	172,576

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,081	115.7210	127.29	264,890	1991	1991	0	0	0	34.85	65.15

1 SINGLE FAM 100% - 2017 Heated Area: 1699 HX Base Yr 2017



1233 SW SUMMER TIME WAY, LAKE CITY

BLD DATE		LGL DATE	04/21/2023 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	18	50	900.00	UT	1.40	1.40	100	0	0	3	100	1,260	
2	0120	CLFENCE 4	0	100	0	0	200.00	UT	4.50	4.50	100	1993	1993	3	100	900	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		172,576
TOTAL MARKET OB/XF VALUE		2,160
TOTAL LAND VALUE - MARKET		50,320
TOTAL MARKET VALUE		225,056
SOH/AGL Deduction		55,471
ASSESSED VALUE		169,585
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		118,174
TOTAL JUST VALUE		225,056
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		228,201

PERMIT NUM	DESCRIPTION	AMT	ISSUED
494	MAINT/ALTR	60	10/19/2012
3659	ADDN SFR	680	03/29/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1552/706	10/09/2025	QC	U	I	11	100
GRANTOR: MIMMERT TRICIA M NKA						
GRANTEE: MELLINGER TRICIA M						
1317/0183	6/10/2016	WD	Q	I	01	163,500
GRANTOR: PATRICIA MORRISON						
GRANTEE: TRICIA M MUTTERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 S48 E13 N6 E11 FOP= E6 N7 W6 S7$ N7 E6 FGR= S22 E21 N22 W21$ E21 N18FOP= N14 W8 S14 E8$ W8 N10 UOP= N12 W16 S12 E16$ W16 FOP= N12 W12 S12 E12$ W12 N7$.

LAND DESCRIPTION

TOTAL OB/XF 2,160

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	101.00	116.00	1.00	LT		1.00	1.00	0.80	18,500.00	14,800.00	14,800							
2	0000	C	VAC RES	100		RSF-2	0.00	0.00	3.00	LT		1.00	1.00	0.64	18,500.00	11,840.00	35,520							

REVIEW DATE 09/15/2016 BY DF Total Acres: 1.17 Total Land Value: 50,320 Market: 0 Agricultural: 0 Common: 50,320 PRINTED 11/17/2026 BY SYS