LOT 2 SUMMER RIDGE S/D.
WD 1033-631, WD 1083-1089, QC 12

MOWERY JAY/CHEATHAM JACKIE
1090 SW SUNBEAM WAY
LAKE CITY, FL 32025

2026

06-4S-17-08021-102

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

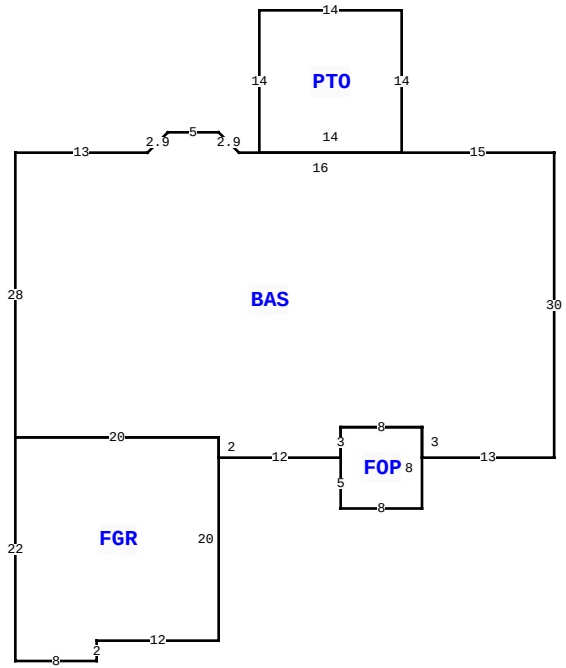
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,540	100		1,540	180,726
FGR	416	55		229	26,874
FOP	64	30		19	2,229
PTO	196	5		10	1,174
TOTALS	2,216			1,798	211,003

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,798	130.3050	148.55	267,093	2004	2004	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2021 Heated Area: 1540 HX Base Yr 2021



1090 SW SUNBEAM WAY, 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		211,003
TOTAL MARKET OB/XF VALUE		4,048
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		233,551
SOH/AGL Deduction		85,319
ASSESSED VALUE		148,232
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		96,821
TOTAL JUST VALUE		233,551
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		232,468

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2995	SFR	415	07/15/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1403/1549	1/16/2020	WD	Q	I	01	189,300
GRANTOR: FRANZ & MELISSA METZ						
GRANTEE: JAY MOWERY & JACKIE						
1314/2754	5/10/2016	WD	U	I	11	100
GRANTOR: FRANZ & MELISSA METZ						
GRANTEE: FRANZ & MELISSA MET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 PTO= N14 W14 S14 E14$ W16 L2 U2 W5 D2 L2 W13 S28 FGR= S22 E8 N2 E12 N20 W20$ E20 S2 E12 FOP= S5 E8 N8 W8 S3$ N3 E8 S3 E13 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,424.00	UT	2.00	2.00	100	2004	2004	3	100	2,848	

LAND DESCRIPTION

TOTAL OB/XF 4,048

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	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 09/19/2016 BY DF Total Acres: 0.30 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 05/08/2026 BY SYS